

Sent to com

This space for official use

STATE OF HAWAII LAND USE COMMISSION

426 Queen Street Honolulu, Hawaii Date Application and Fee received by LUC OCF 22, 1962

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request appro	oval of a special	permit to use certain
property located in the County of Ho	NOLULU, Islan	nd of OAHO, Land
Use Commission Temporary District Bound	lary map number a	nd/or name
, for the fol	lowing-described	purpose:
Description of property: TAX KEY: 8-6-03-39		
ADD: & 6- 105 PULLEWAL	Ro.	
Petitioner's interest in subject proper		
Licks Cowst. Co. Inc. fix	Mr. FRANK	Moniz
Petitioner's reason(s) for requesting s	special permit:	
	Signature(s)	applied tules
		Hick Cont. Co. De
	MONIT	98176 pahiemos
	Address:	ZBBS CALEDA ST. AND
		82278
	Telephone:	82218
This space	for official use	
The property is situated in a	(n) Agricultura	district, whose
regulations adopted by the Land Use Com	mission prohibit	the desired use.
		NOISSIMUSSION
	Signature(s)	M. Mullaley
		mr. 5 v. 1895
	0.5	(a) ()
	For (agency)	TEGERNELL

STATES OF SAMELS

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State of Hawaii	NY7 (a)aragangik	
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STATE OF HAWAII State Form B14 LAND USE COmmission Department, Bureau or Commission Public Accountant

SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- 62-28
Petitioner: Mr. Albert Shibuya County Hondulu
re: Frank Moniz Rey
Date petition and fee received: October 22, 1962
Suspense date for LUC action:
Date LUC survey
Notices of hearings
<u>Dates</u> <u>Publication</u>
Oct 31,62 STAT-Bulletin
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Hearings
Date Place(s) By
11-20-62 LUC Hearing Room LUC
THE ASSESSMENT POWE FILE
Actions
<u>Dates</u> <u>Actions</u> <u>By</u>
12-7-62 DEFETAL LUC
12-19-62 LUC
Notes:

Ref. No. LUC 639 October 21, 1963 Mr. Albert Shibuya 2385 Ualens Street Homolulu, Hawmii Dear Mr. Shibuya: The Land Use Commission, State of Hawaii, has authorized me to serve formal notice regarding the actions of the previous Commission on your application for special permit. **新女女** You are hereby notified that on December 19, 1962, the Commission denied your application for special permit. Sincerely, GORDON SOH Associate Planner Department of Planning and Economic Development cc: Frank Moniz 98-176 Pahemo St. Aiea, Oahu, Hawaii

October 4, 1963

Ref. No. LUC 663

Mr. Albert Shibuya 2885 Ualena Street Honolulu, Hawaii

Dear Mr. Shibuya:

On behalf of Dr. Shelley M. Mark, director of this department and ex-officio member of the State Land Use Commission, I am undertaking to advise you of the status of your application to the Commission for a special permit.

Records show that your application was denied by the Commission during its meeting on December 19, 1962 in Honolulu, at which you were present. The motion for denial was based on a report of the Land Use Commission's staff which is enclosed for your review.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed in its place. You may have further questions which you may wish to have answered. Please feel free to call Mr. Gordon Soh, who is covering in absence of a Land Use Commission's executive Officer, at telephone number 504426.

Sincerely,

CLARENCE L. HODGE Acting Director

Enclosure cc: Frank Moniz 98-176 Pahemo St. Aies, Oshu, Hawaii

Roy Takeyama, Attorney General's Office

REGEIVED DEC 2.0 1962 State of Hawaii

LAND USE COMMISSION

Refer to ... M-11)5 (1962)

December 19, 1962

State Land Die Commission 426 Queen Street, Honolulu 10, Haweii

Artenzione R. J. Dernell, Executive Officer

Gentlement

Flores be edited that, at yesters of section, and the technological of the Committee of the Whole. I were directed to tollow you that the City Council has to incommendations or comments to make on the proposed full Citages applications for special Persit by George E. Sick. Joseph Soura, and Albert Shimpey and Allicons for change of Imaginary District Acutoty from Agricults to true classification by Barola Silve, and Joe W. Diske, et also and that they plan to adone to the present Master Plan.

> Respectfully yours GITT COUNCIL

EXPEROR A. HANAPE City Clark

oc - Planning Ofractor

STATE OF HAWAII LAND USE COMMISSION

VOTE RECORD

DATE 12-19-42

PLACE LUC HEOWING ROWN

TIME 10:50

NAMES	YES	NO	ABSTAIN	ABSENT
(2) KANEMOTO, E.	X			
WILLIAMS, R.				X
FRIEL, S.		X		
SUNN, F.	X			
IGE, Y.	X			
GREGG, W.	X			
CHON LOMBARDI, F.	X	,		X
COOK, E. H.				X
BRYAN, E.	X			

COMMENTS:

MOTION TO deny

SECTION SECURIOR SECTION SECTI Наман приломон 12-10-62 12-19-62 11:00 Room

KANEMOTO	1:00 p.q. Bathel Struct
Williams	Presentate of the State of the Party of the
Forez	Wednesday, December 19, 1952
Suno	9:00 a.c. Public Rearing - 1:00 Hee ing seem
Ige	SP(T) 52-54 - Bonigno Hauch (T) 62-2 - Cadimba Investment Co.
gregg	10:00 c.m. Comission Section - 1.UC Hearing Com-
Chon	SP(T) 63-8 - Minuic Lavares, SP(T) 63-22 - Joseph Correla SP(T) 63-24 - Coore, 6, SARS
COBK	B02100 lingset - 05-50 (9) 03
Bryan	X SP(T) 62-28 - Albert Shibuya. A(T) 62-23 - Color Takeseki
the same of the sa	
	Yand Use Compassion a25 Queen Street Hengluiu, Hawait
	December 12, 1962

STATE LAND USE COMMISSION

AGENDA

Commission Meeting and Hearing

Honolulu, Hawaii

December 18 & 19, 1962

Tuesday, December 18, 1962

1:00 p.m. Harland Bartholomew and Associates
925 Bethel Street

Presentation of proposed final district boundaries

Wednesday, December 19, 1962

9:00 a.m. Public Hearing - LUC Hearing Room

SP(T) 62-34 - Benigno Miguel A(T) 62-21 - Cadinha Investment Co.

10:00 a.m. Commission Meeting - LUC Hearing Room

I. Actions to be taken:

SP(T) 62-8 - Minnie Tavares SP(T) 62-22 - Joseph Correia SP(T) 62-24 - George K. Sing SP(T) 62-26 - Mineo Kcyenagi SP(T) 62-27 - Joseph Souza SP(T) 62-28 - Albert Shibuya A(T) 62-13 - Maurice Takasaki

Land Use Commission 426 Queen Street Honolutu, Hawaii

December 12, 1962

Ref. No. LUC 301 December 13, 1962 Mr. Albert Shibuya 2885 Galena Street Honolulu, Hawaii Dear Mr. Shibuya: Your application for Special Permit, SP(T) 62-28, was placed before the Land Use Commission at their special meeting of December 7, 1962. The Commission voted to defer final action on your application pending receipt of additional information. Your application has been placed on the agenda of the Commission's regular meeting, December 19, 1962. This meeting will follow a public hearing scheduled for 9:00 a.m., and will be held in the Hearing Room, 2nd Floor, 426 Queen Street, Honolulu, Hawaii. Very truly yours, R. J. DARNELL EXECUTIVE OFFICER ce: Frank Moniz 98176 Pahemo Aica, Cabu, Hawaii

STATE OF HAWAII LAND USE COMMISSION

VOTE RECORD

341BUYa

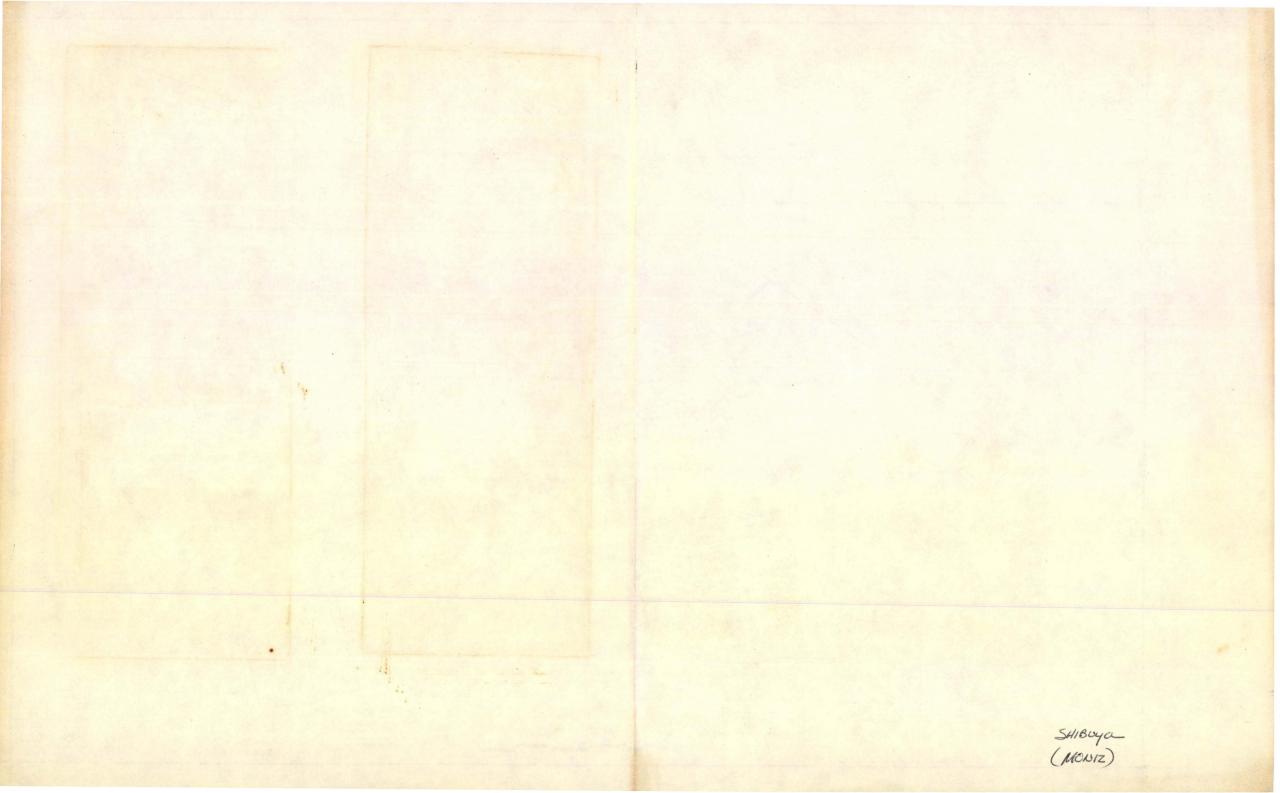
45003

ITEM GEO. Sing SPCT) 62-24 DATE DEC. 7, 1962 Room PLACE LUC HEATING TIME 9:15 a.m

NAMES	YES	NO	ABSTAIN	ABSENT
			And the second s	
KANEMOTO, E.	1			-
WILLIAMS, R.				
FRIEL, S.				
SUNN, F.				
IGE, Y.				
GREGG, W.				
CHUL ? LOMBARDÍ, F.			×	
COOK, E. H.				×
BRYAN, E.			,	

COMMENTS:

DEFET UNTIL COUNTY & STAFF RECEMMENDEATION ATE reciencel



NOTICE OF PUBLIC HEARING

1

TO CONSIDER (1) AMENDMENT OF INTERIM REGULATIONS OF THE LAND USE COMMISSION OF THE STATE OF HAWAII, (2) AN APPLICATION FOR SPECIAL PERMIT AND (3) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY 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, Hanolulu, Hawaii on November 20, 1962, at 7:00 p.m., or as soon thereafter as those interested may be heard, to consider three items the first, an amendment to the Commission's Interim Regulations, pursuant to SECTION 2, Sec. 10, Act 187, Session Laws of Hawaii, 1961, the second, an application for Special Period within the County of Hanolulu, pursuant to SECTION 2, Sec. 7, Act 187, Session Laws of Hawaii, 1961; and the third, a petition for change of Temporary District Boundary within the County of Hanolulu, pursuant to SECTION 2, Sec. 6, Act 187, Session Laws of Hawaii, 1961.

Amendment of Interim Regulations to be heard:

Docket Number and

Substance of Amendment

A(TR) 62-1 (1) To eliminate certain portions of Interim Regulation 2 1(b) respecting "Agricultural Districts, which allowed single-family dwelling units as a primary use of land and which required minimum lot sizes of five acres, both of which partions have been declared invalid by the Attorney General; and also to eliminate that portion of Interim Regulation 2.1(d) which relates to lot sizes in Agricultural Districts.

(2) To re-number the allowed uses under Interim Regulation 2.1 b): and

(3) To add, to interim Regulation 2.1(b) and 2.1(d) provisions allowing single-family dwellings as occessory uses to the primary uses allowed in 2.1(b) and as primary uses an any lot in a subdivision having received preliminary approval before April 21, 1962.

Application for Special Permit to be heard: Permission Docket Number Requested and Applicant Tax Map Key To subdivide 5.44 SP(T) 62-25 ocres into five res-George K. Sing Construction of SP(T) 62-27 8-6-11:3 two additional Joseph Souza dwellings on a 1.8 SP(T) 62-28 8-6-03:39 Albert Shibuya dwellings on a 1.0 sicre lot. Petition for Change of Temporary District Boundary to be heard Tax Map Key Docket Number 8-7-22: 23. Permission Requested and Petititoner 5 through Change from an A(T) 62-17 Agricultural dis Joe W. Drake, trick to on Urban et. al. 8-7-21:13 district designa-17, 18, 19, 24, 25, 30, 8-5-04: 2, 9 Change from on A(T) 62-20 Agricultural dis. through 19, Harold Silva

Copies of the Land Use Commission's Interim Regulations and the proposed amandment thereto, as well as maps showing the areas under consideration for Special Permit and for change of Temporary District Boundary are on file in the offices of the Handlulu 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 items may be filed with the Land Use Commission, 426 Queen Street, Handlulu, Hawali, before the date of the hearing, or submitted in person at the time of the hearing, or up to fifteen (15) days following the public hearing.

E.C. BRYAN, Chairman
E.C. BRYAN, Chairman
E.C. BRYAN
R. J. DARNELL, Executive Officer
R. J. DARNELL

(S. B. Oct. 31, 1962)

R

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

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

REGELVE D

November 20, 1962

LAND USE COMMISSION

Mr. Chairman:

Your Committee on Public Works to which was referred communication (M-1115) from R. J. Darnell, Executive Officer, State Land Use Commission, 426 Queen Street, requesting recommendations and comments on the following matters pending before the Commission: (1) applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and (2) petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al, recommends that it be referred to Council for consideration in Committee of the Whole.

It is further recommended that the Clerk be directed to forward a copy of this report to Mr. Darnell aforesaid for his information.

R. J. Darnell

CITY COUNCIL
CITY AND COUNTY OF HONOLULU

The foregoing is a copy of Committee Report on this date adopted by the CITY COUNCIL of the City and County of Honolulu.

Honolulu, Hawaii ,

ATTEST:

EMPEROR A. HANAPI, CITY CLERK

Masato Roi

Dated this 20 they of horantes 19 62

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COMMITTEE REPORT NO.

Reference:

Bill No.

Resolution No.

2727

STATE OF HAWAII LAND USE COMMISSION

Land Use Commission Hearing Room 426 Queen Street, Honolulu, Hawaii 7:00 P.M. November 20, 1962

STAFF REPORT

Lualualei Homesteads, 2nd Series, Waianae, Oahu, described as TMK 8-6-03: 39.

SP(T) 62-28

Temporary District Classification: AGRICULTURAL APPLICATION OF ALBERT SHIBUYA (as agent for the owner Frank Moniz), for Special Permit to construct three additional single-family dwellings on land located in

Mr. Moniz is the owner of the property under application which contains 1.00 acres and which is situated on Puhawai Road approximately 300 feet southwest of the intersection of Puhawai and Paheehee Roads. Puhawai Road runs roughly northsouth and is about 1.5 miles east of Farrington Highway.

There are two older dwellings existing on the property. Mr. Moniz proposes to construct the three additional dwellings, live in one of the new dwellings and use the remaining four houses as rental units. The Application does not specify any subdivision plans for the lot.

City and County Zoning in this area is Rural Protective which specifies 5000 square feet as the minimum area required for single-family dwellings.

The Hawaii Soil Survey classifies the land in the Pulehu Series which has been used for sugar cane cultivation and low capacity pasture. The staff offers soil ratings in this case as information to be conditioned by the size and development existing on this particular parcel.

The Board of Water Supply has indicated that there is an 8 inch county water main along Puhawai Road. Their informal oral impression is that adequate water exists to serve the proposed additional single-family units.

In view of the fact that Harland Bartholomew and Associates will present their recommendations on the final district boundaries and regulations in mid-December, Staff will withhold final recommendation on this item pending the consultant's recommendations.

12-1962
STAFF recommends denial of the application on the basis that there could be found northing "unusal" ord reasonable" about the request.

Sent to Comm.

HICKS HOMES

2885 Ualena St 617-PHKOLSTREET TELEPHONE 996-6682278

HONOLULU, HAWAII

October 17, 1962

RECEIVED

OCT 22 1962

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Request is hereby made in behalf of Mr. Frank Moniz by Hicks Construction Co., Inc., to construct three (3) more single family dwellings situated on Tax May Key 8-6-03-39 at 86-105 Puhawai Road with a lot size of 1.00 acres.

The Planning Department of City & County of Honolulu zoning is Rural Protective. This zoning requires Mr. Moniz to build a number of homes on his property, but only to find that his property is situated in a Green Belt zoning.

At present the owner has two (2) old existing dwelling on the property. We would like to build three (3) more new additional homes. We find that his property is not suitable for farming, and Mr. Moniz is going to live in one of the new homes and rent the other homes as income.

We request that an authorization be given because of the hardship that will be created. The building of the three (3) new homes will improve and beautify his property.

Your immediate "kokua" and approval will be appreciated very much.

Very truly yours,

HICKS CONSTRUCTION CO., INC.

Albert Shibuya

Petitioners' reasons for requesting boundary change:

- 1. The subject lots are not presently being used for agricultural purposes.
- 2. The subject lots are all located in the subdivision known as Waihona Acres, at Waianae Iki, Waianae, Oahu. As indicated on the attached map, Waihona Acres was subdivided into one acre lots with off site improvements complying with the City and County subdivision requirements for a residential subdivision.
- 3. As indicated on the attached map, 12 of the lots in the subdivision have been granted tentative approval by the City Planning Department for subdivision into residential lots prior to April 21, 1962 and, therefore, considered as non-conforming uses under the provisions of 2.1 (d) of the Interim Regulations.
- 4. The subject lots cannot be economically put to agricultural uses because of the size of the lots and the adjoining urban developments.

Mauric Del, Chauman & Deliving de Empr N. Horn, Van-Charman Matters Takanaki (San James)

Cherkon Y. Childsory. Richard M. Rassyona Harman G. F. Lembo

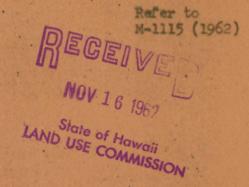
William K. Athone -- Dalt -- A Toinite Nekamura -- 1 stoff & Ben F. Kalto-- Outsit C.



CITY COUNCIL

THY AND COUNTY OF HONOLULU

November 14, 1962



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

Dear Sir:

Your communication of November 1, 1962 requesting recommendations and comments on the following matters pending before the Commission:
(1) applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and (2) petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By

EMPEROR A. HANAPI City Clerk

ert

DUBLIC WORKS Roads, Bridgest Public Highways, Carbago, Water, Sewers, Automotive Equipment and Traffic

Richard M. Regurano, Courtour, Sen A. Keite, Vice Compress, Morate Dol. Monther, Draud M. Mora, Monther, Marson Takabaki, Member.

Ref. No. LUC 232

November 9, 1962

Mr. Albert Shibuya 2885 Ualena Street Honolulu, Hawaii

Dear Mr. Shibuya:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street, Honolulu. Your application in behalf of Frank Moniz for Special Fermit will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin on October 31, 1962.

Very truly yours,

R. J. DARNELL EXECUTIVE OFFICER

ec: Mr. Frank Moniz 86-105 Puhawai Road Waianae, Oahu, Hawaii

Ref. No. LUC 227

November 1, 1962

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

Attention: Mr. Frederick Lee, Planning Director

Gentlemen:

The State Land Use Commission has requested me to obtain your recommendations and comments for the following matters, pending before the Commission, to be heard within the County of Honolulu on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street.

Applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya of which copies are enclosed.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 227

November 1, 1962

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

Attention: The Honorable Masato Doi, Chairman and Presiding Officer

Gentlemen:

The Land Use Commission has requested me to obtain your recommendations and comments for the following matters, pending before the Commission, to be heard within the County of Homolulu on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street.

The proposed Eule Change; applications for Special Permit by George E. Sing, Joseph Souza, and Albert Shibuya; and petitions for change of Temporary District Soundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et. al. of which copies are enclosed.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL. RECUTIVE OFFICER

Enclosures