



LUC File A(T)- _____

Petitioner: _____ County _____

Date petition and fee
received from County
with recommendation: _____

Suspense date for LUC action: _____

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
_____	_____
_____	_____
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

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

Notes:

Botelho - 617232

8-5-23:15. 25,830¢

Built one duplex
Can't get permit for
2 more.

Called - July 30 '69

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC _____

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 0-2, for the following-described purpose:

Description of property: Lots 2,9,10,11,12,13,14,15,16,17,18,19,23, and 25 in the subdivision known as "Waihona Tract", as shown on the map thereof filed in the planning department of the City and County of Honolulu and approved May 10, 1962.

Petitioner's interest in subject property:

Purchasers under agreements of sales from Eugene and Eva Kennedy.

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

See attached sheet.

WILFRED Y. & JANE M. SHIRAKI; HAROLD J. & JULIETTE SILVA;
ROBERT T. & GRAYCEO. MIJI and others.

By their Attorney:
Signature(s) _____

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.

Signature(s) _____

For (agency) _____

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC _____

APPLICATION FOR SPECIAL PERMIT

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

Description of property:

Petitioner's interest in subject property:

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

Signature(s) _____

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.

Signature(s) _____

For (agency) _____

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

R. P. P. P.
Lake P. P.

Sent to Commission

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC 10-26-62

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Honolulu, Island of Oahu, map number and/or name 0-2 to change the district designation of the following described property from its present classification in a(n) agriculture district into a(n) urban district.

Description of property: Lots 2,9,10,11,12,13,14,15,16,17,18,19,23 and 25 in the subdivision known as "Waihona Tract", as shown on the map thereof filed in the Planning Department of the City and County of Honolulu and approved May 10, 1962.

Petitioner's interest in subject property:

Purchasers under agreements of sales from Eugene and Eva Kennedy.

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

See attached sheet.

(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 not usable or adaptable for use according to its present district classification.

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

WILFRED Y. & JANE M. SHIRAKI; HAROLD J. & JULIETTE M. SILVA; ROBERT T. & GRAYCE O. MIJI; MARGARET MIJI; JANET M. MIJI; KENEZE K. WOOD; N. HARADA PROPERTIES, INC.; ROBERT K. & ELEANOR CHUN; FRANK E. COOK, JR. and MATILDA MEEK BARROS; ROBERT L. & SYLVIA KENNEDY; PHILIP K. H. and VIVIAN K. C. KAM; EMMALINE M. & HENRY M. KEALOHA

XXXXXXXXXX By their Attorney:

Harold Y. Shintaku
HAROLD Y. SHINTAKU

Address: 209 Liberty Bank Bldg.

Telephone: 67843 or 507808

DATE RECEIVED

BY

RECEIVED

OCT 26 1962

State of Hawaii
LAND USE COMMISSION

RECEIVED

RECEIVED

of the Hawaiian Islands, and the Hawaiian Islands are

(P) The Hawaiian Islands are the Hawaiian Islands and the Hawaiian Islands are

RECEIVED

(T) The Hawaiian Islands are the Hawaiian Islands and the Hawaiian Islands are

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(X) The Hawaiian Islands are the Hawaiian Islands and the Hawaiian Islands are

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(I) The Hawaiian Islands are the Hawaiian Islands and the Hawaiian Islands are

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(I) (II) The Hawaiian Islands are the Hawaiian Islands and the Hawaiian Islands are

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RECEIVED

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.

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No.

18

LAND USE Commission
426 Queen St. Honolulu

Department, Bureau or Commission

Oct. 26, 1962

RECEIVED from

Donald J. Silva, Et. AL.

Fifty + no/100

DOLLARS

For public hearing by the State Land Use Commission
for District Boundary change for lands on Oahu.

\$

50.00

Arbuthnot L. Kain

Public Accountant

OK - Liberty Bond

October 26, 1962

Received from PLANNING DEPARTMENT of the City and County of Honolulu
check dated September 5, 1962 drawn by Harold J. Silva on the Liberty
Bank of Honolulu to the order of State Land Use Commission for \$50.00
for amendment of Temporary District Boundary relating to Waihona Tract
submitted by Harold Shintaku, their attorney. (Rec. 209, dated 9/21/62)

Harold J. Silva

RECEIVED
OCT 25 1962
State of Hawaii
LAND USE COMMISSION

RECEIVED
OCT 26 1962
State of Hawaii
LAND USE COMMISSION

Tom,

Letter of F. Lee &
Commission action for
SP (T) 62-43

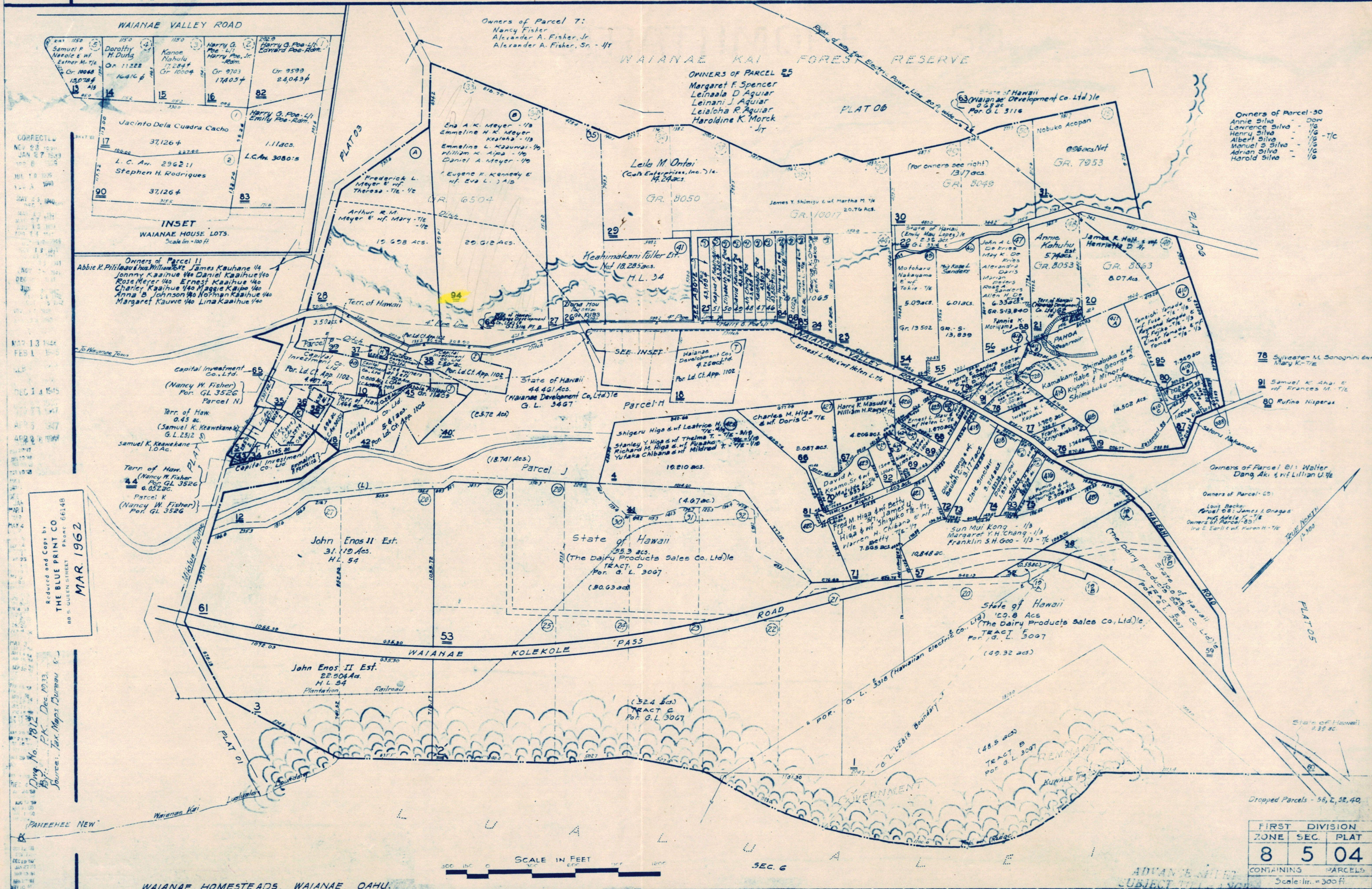
TMK 8-5-04

pit

10-26-20

Mailed to Mrs. Lillian Baker
(696-7475)

P. O. Box 884
Winston, Oriskany (H)
96792



FIRST DIVISION		
ZONE	SEC.	PLAT
8	5	04
CONTAINING PARCELS		
Scale: 1 in. = 300 ft.		

SILVA
~~SENZA~~ A.
ACT) 62-20

\$ 5,181.75

6909 4
75 6
34545
48363
518175
1

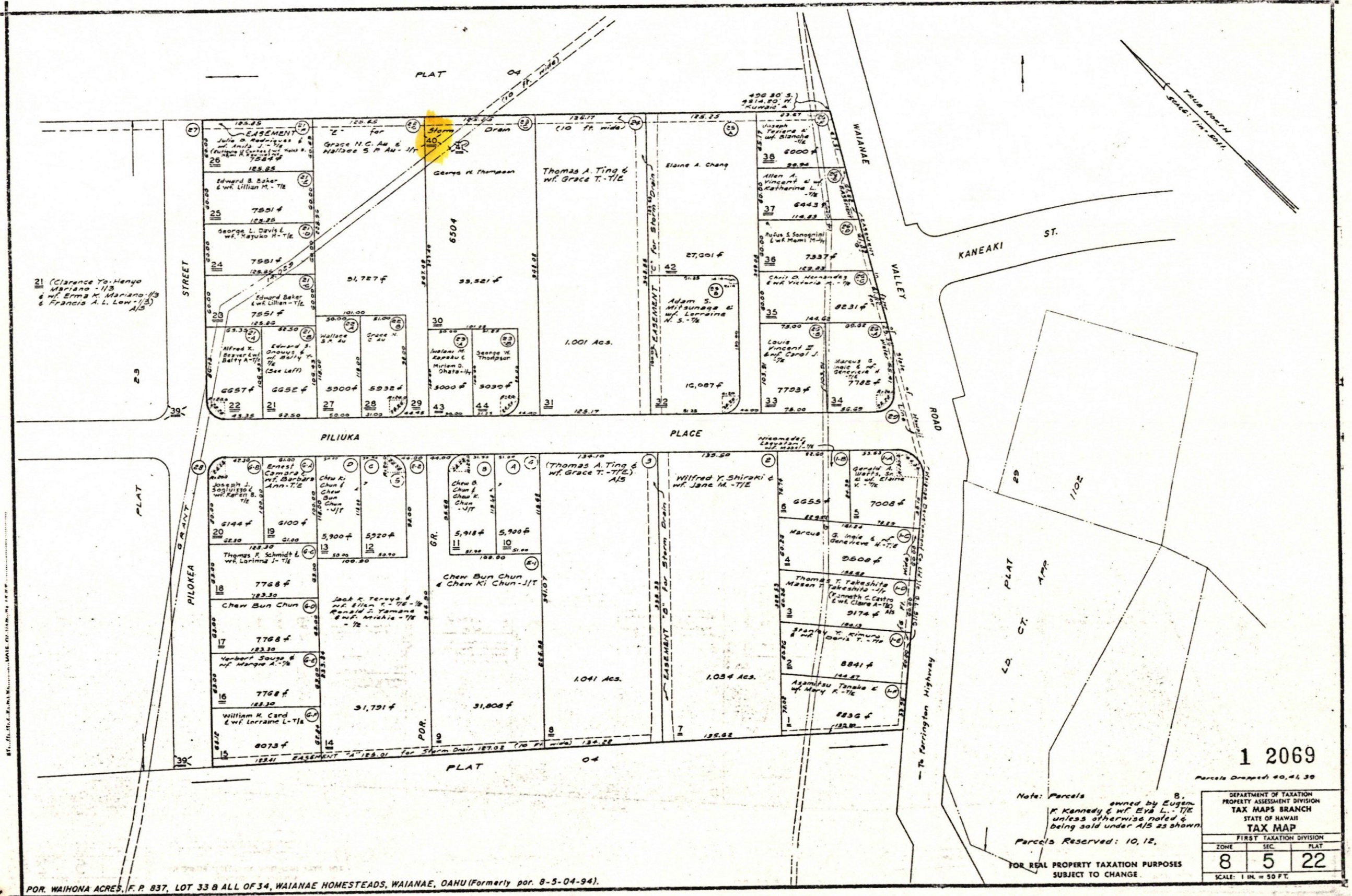
5,181.

5,271.

7530 3
7 2
52710
1

6909
75 4
34545 6
48363
518175

8-5-22; PAR 40



POR. WAIHONA ACRES, F. P. 837, LOT 33 & ALL OF 34, WAIANAE HOMESTEADS, WAIANAE, OAHU (Formerly por. 8-5-04-94).

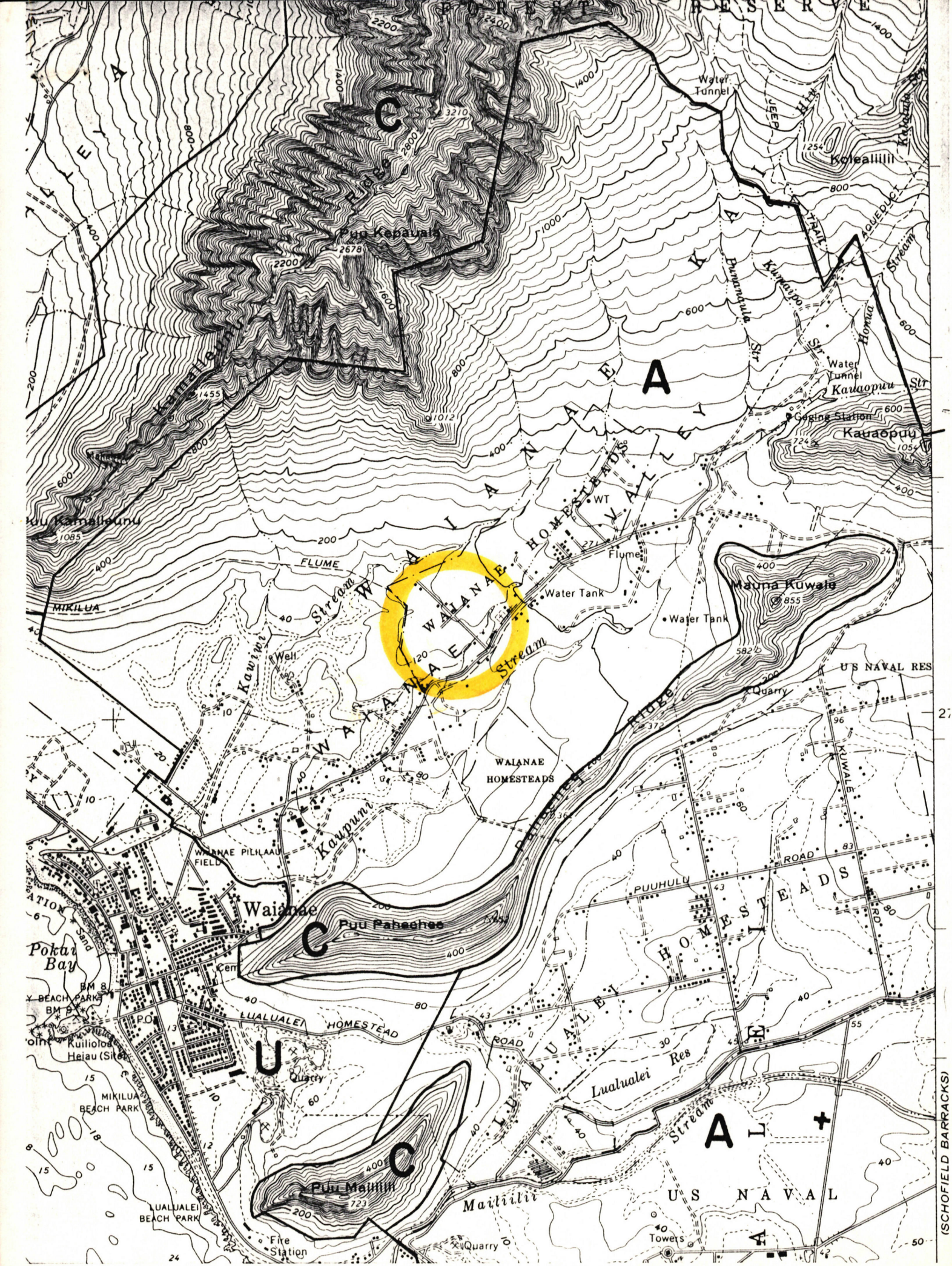
1 2069

Parcels Dropped: 40, 41, 39

Note: Parcels owned by Eugene F. Kennedy & wife Eva L. - T/E unless otherwise noted & being sold under A/S as shown. Parcels Reserved: 10, 12.

DEPARTMENT OF TAXATION		
PROPERTY ASSESSMENT DIVISION		
TAX MAPS BRANCH		
STATE OF HAWAII		
TAX MAP		
FIRST TAXATION DIVISION		
ZONE	SEC.	PLAT
8	5	22
SCALE: 1 IN. = 50 FT.		

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE



Ref. No. LUC 447

February 21, 1963

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

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

Subject: Proposed Subdivision: Waianae Valley Road
Tax Key: 8-5-04: 28
Owners: R. Chun; Keneze Wood; Harold Silva; Chew Ki Chun, et al
Surveyor: Chung Dho Ahn

Gentlemen:

With reference to your four letters of February 5 and February 11, 1963 requesting comments on the above captioned subdivisions, may I comment as follows.

The right to subdivide these parcels in Waihona Tract, Waianae, Oahu was granted, subject to County approval, by Land Use Commission Special Permit number SP(T) 62-43, on January 22, 1963, and transmitted to your Office on January 30, 1963.

Thank you for the opportunity of commenting on these proposed subdivisions.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

February 11, 1963

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEO
FRANK W. HUSTACE, JR.
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

SSD

RECEIVED

FEB 12 1963

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Proposed Subdivision: Waianae Valley Road
Tax Key: 8-5-04: 28
Owner: R. Chun
Surveyor: Chung Dho Ahn

Transmitted herewith is a map of the subject subdivision. Your
comments and recommendations are respectfully requested.

Very truly yours,

PLANNING DEPARTMENT

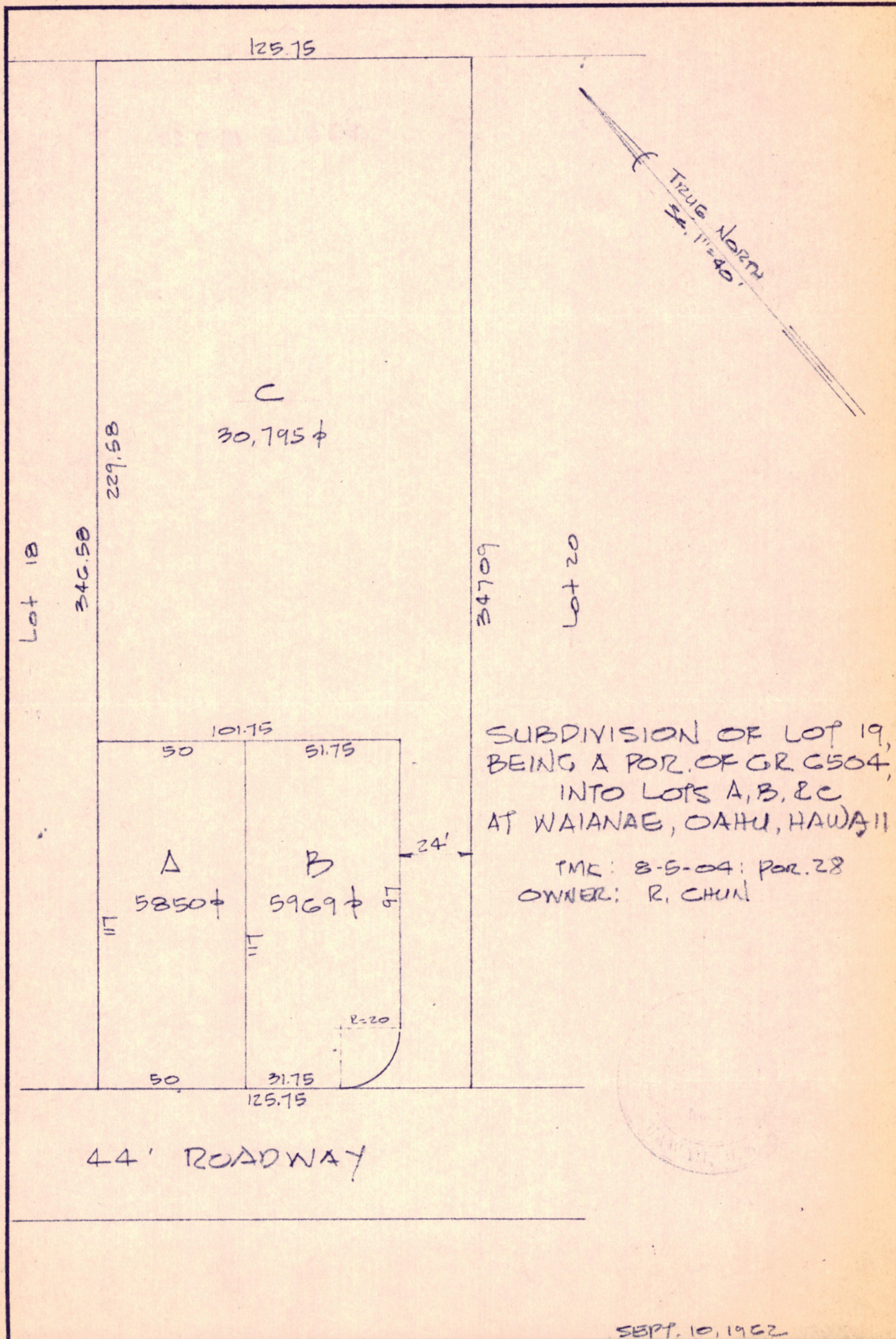
Frederick K. F. Lee
Frederick K. F. Lee
Planning Director

EY:ef
Enc.

EAGLE-A

TROJAN BOND

25% COTTON FIBER U.S.A.



RECEIVED
CITY PLANNING COMM.

1963 JAN 28 AM 10 28

NEAL S. BLAISDELL
MAYOR



S36

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

February 5, 1963

RECEIVED

FEB 7 1963

State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

Proposed Subdivision: Waianae - off Waianae Valley Road
Tax Key: 8-5-04: 28
Owner: Keneze Wood
Surveyor: Chung Dho Ahn

Transmitted herewith is a map of the subject subdivision.

Your comments and recommendations are respectfully requested.

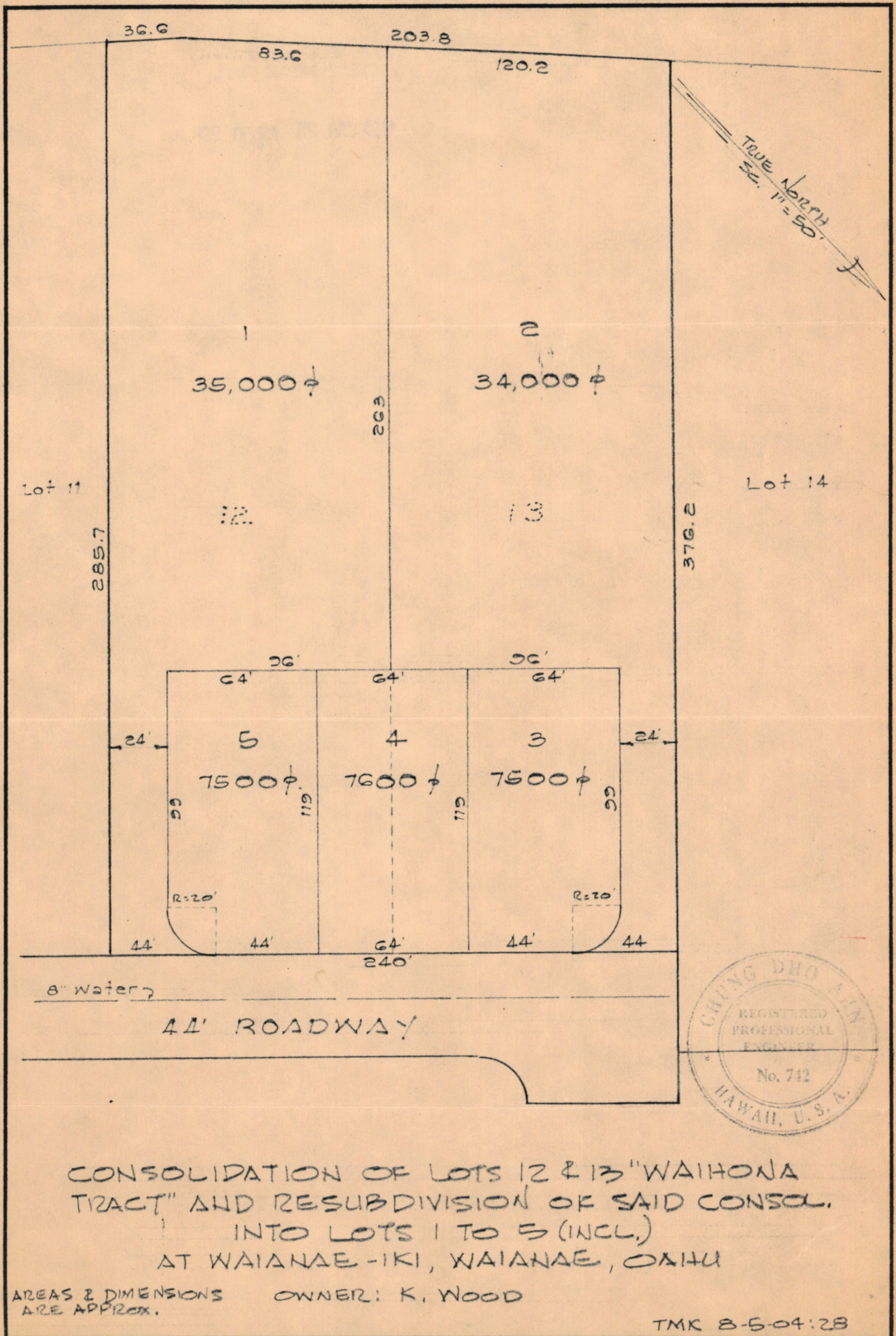
Very truly yours,

PLANNING DEPARTMENT

A handwritten signature in dark ink, reading "Frederick K. F. Lee".

Frederick K. F. Lee
Planning Director

EY:ef
Enc.



CHUNG DHO AHN & ASSOCIATES
CIVIL ENGINEERS
PHONE 670555

JANUARY 26, 1963

RECEIVED
CITY PLANNING COMM.

1963 JAN 28 AM 10 29

NEAL S. BLAISDELL
MAYOR



537

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

February 5, 1963

RECEIVED

FEB 7 1963

State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

Proposed Subdivision: Waianae - off Waianae Valley Road
Tax Key: 8-5-04: 28
Owner: Harold Silva
Surveyor: C. D. Ahn

Transmitted herewith is a map of the subject subdivision.

Your comments and recommendations are respectfully requested.

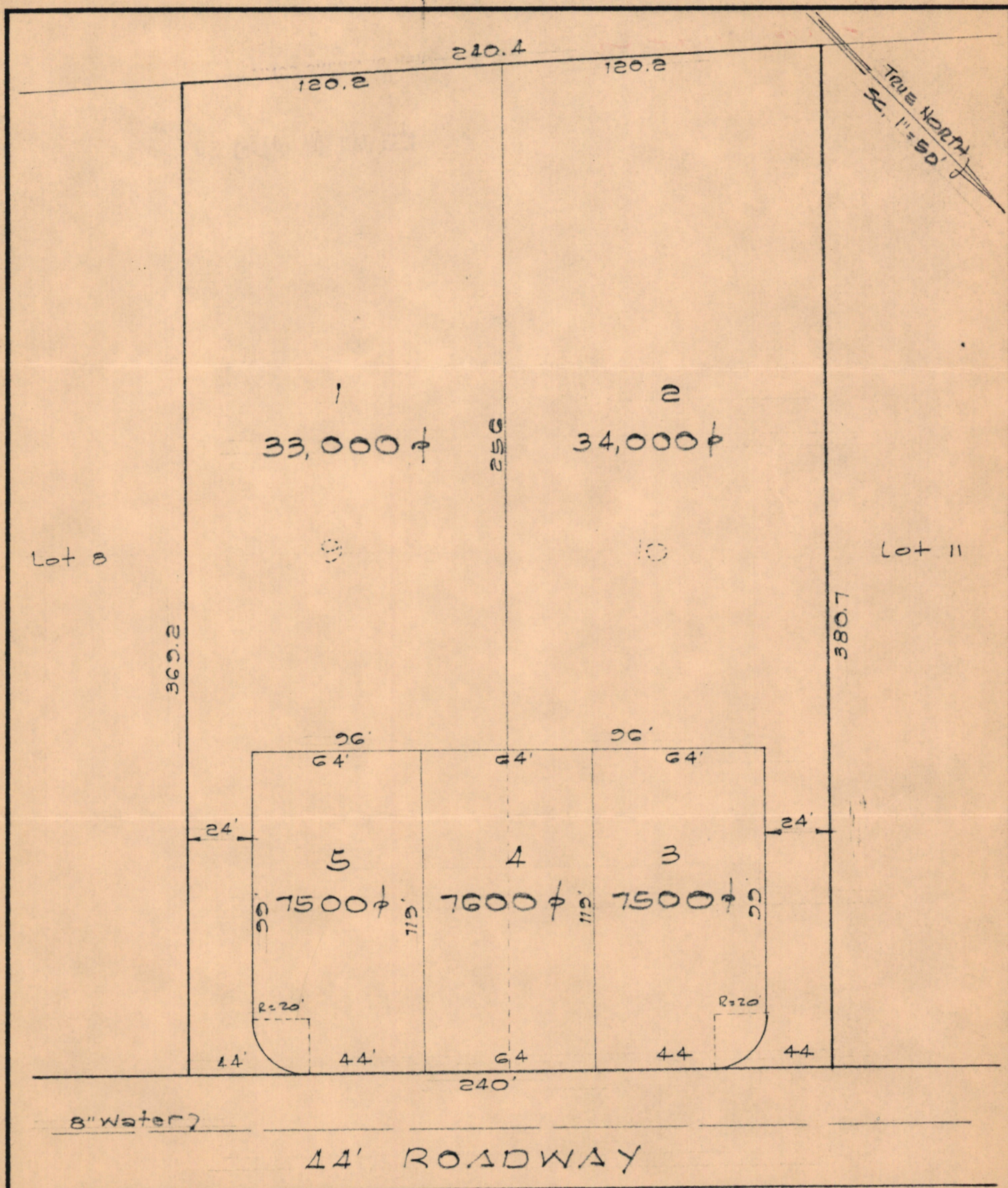
Very truly yours,

PLANNING DEPARTMENT

A handwritten signature in cursive script, reading "Frederick K. F. Lee".

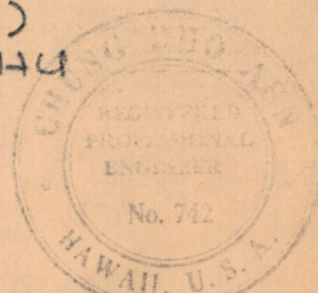
Frederick K. F. Lee
Planning Director

EY:ef
Enc.



CONSOLIDATION OF LOTS 9 & 10 "WAIHONA TRACT" AND RESUBDIVISION OF SAID CONSOL. INTO LOTS 1 TO 5 (INCL.) AT WAIANAE-IKI, WAIANAE, OAHU

OWNER: HAROLD SILVA
TMK: 8-5-04:28



AREAS & DIMENSIONS ARE APPROX.

JANUARY 26, 1963

CHUNG DHO AHN & ASSOCIATES

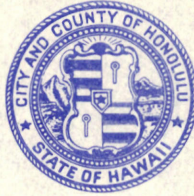
CIVIL ENGINEERS

PHONE 670555

RECEIVED
CITY PLANNING COMM.

1963 JAN 28 AM 10 30

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

February 11, 1963

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

63(52)

589

RECEIVED

FEB 12 1963

State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

Proposed Subdivision: Waianae - off Waianae Valley Road
Tax Key: 8-5-04: 28
Owner: Chew Ki Chun, et al
Surveyor: Chung Dho Ahn

Transmitted herewith is a map of the subject subdivision. Your
comments and recommendations are respectfully requested.

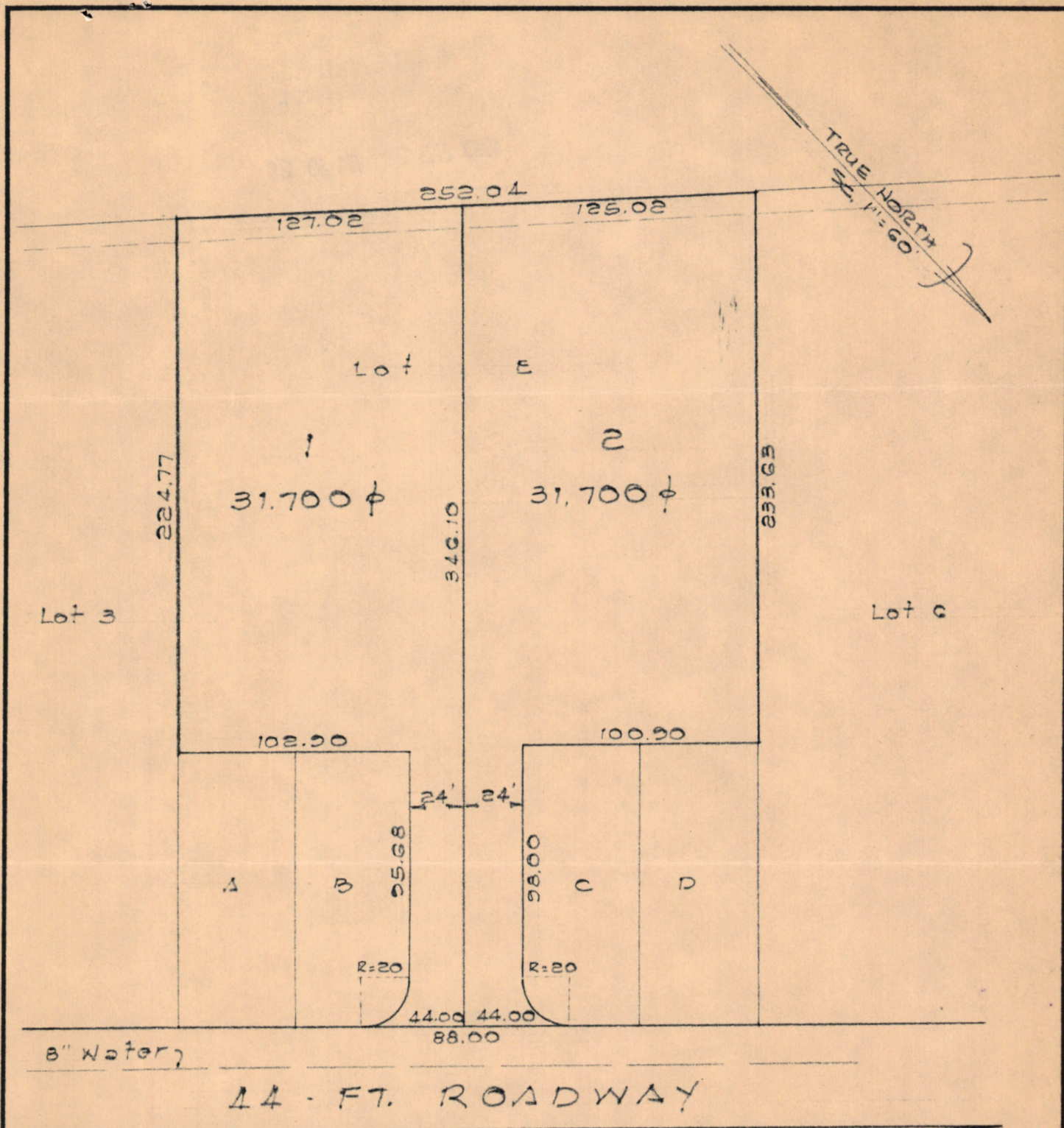
Very truly yours,

PLANNING DEPARTMENT

A handwritten signature in dark ink, appearing to read "Frederick K. F. Lee".
Frederick K. F. Lee
Planning Director

EY:ef
Enc.

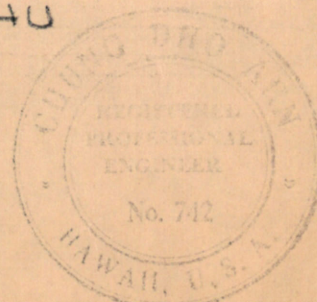
EAGLE-A
TROMAN BOND
25% COTTON FIBER U.S.A.



SUBDIVISION OF LOT E "WAIHONA TRACT"
INTO LOTS 1 AND 2
AT WAIANAE-1KI, WAIANAE, OAHU

OWNERS: CHEW KI AND CHEW BUN CHUN
TMK: 8-5-04:28

AREAS AND DIMENSIONS
ARE APPROX.



JANUARY 26, 1963

RECEIVED
CITY PLANNING COMM.

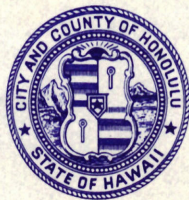
1963 JAN 28 AM 10 29

COUNCILMEN:

Masato Doi, Chairman & Presiding Officer
Ernest N. Heen, Vice-Chairman
Matsuo Takabuki, Floor Leader

Clesson Y. Chikasuye
Richard M. Kageyama
Herman G. P. Lemke

William K. Amona—District A
Yoshiro Nakamura—District B
Ben F. Kaito—District C



EMPEROR A. HANAPI
City Clerk

Refer to
D-209 (1963)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

February 6, 1963

543
RECEIVED

FEB 8 1963

State of Hawaii
LAND USE COMMISSION

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

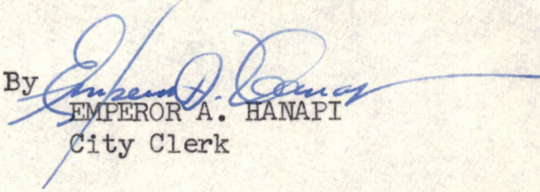
Dear Sir:

Your communication of January 30, 1963 enclosing a copy of a Special Permit granted by the Land Use Commission to Harold J. Silva, et al. - SP(T) 62-43, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By


EMPEROR A. HANAPI

City Clerk

ert

PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, 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.

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

Herman G. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Masato Doi, Member; Yoshiro Nakamura, Member.

EE

(COPY)
Report of the
COMMITTEE
on

689

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.

RECEIVED

MAY 3 1963

April 30, 1963

State of Hawaii
LAND USE COMMISSION

file
to Harold
Silva

Mr. Chairman:

Your Committee on Public Works to which was referred communication (D-519) from Frederick K. F. Lee, Planning Director, advising that the Planning Commission and the Planning Director recommend approval of the request by Harold Silva, et al, to permit the subdivision of lots in Waihona Tract situated in Waianae Valley, on the basis that the adjoining properties have already been subdivided into residential lots and the roadways and facilities leading up to these lots meet residential standards, recommends that the request be approved and that the Clerk be directed to forward a copy of this report and of the foregoing communication to the State Land Use Commission and Mr. Silva aforesaid for their information.

David MacLung
503314

Robt
Kimura
Sens. Att.
568-930
511-186

State Land Use Commission
Enc. D-519

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

Reference:

Resolution No.

Bill No.

COMMITTEE
REPORT NO.

812

Emperor A. Hanapi
EMPEROR A. HANAPI, CITY CLERK

Dated this 30th day of April 1963

689
April 8, 1963

RECEIVED
MAY 3 1963
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

This is in reference to Committee Report 626 requesting comments and recommendation on the matter of special permits granted by the State Land Use Commission to Harold Silva et al to permit the subdivision of lots in the Waihona Tract situated in Waianae Valley, Oahu.

Please be advised that the Planning Commission and the Planning Director recommended approval of this request on the basis that the adjoining properties have already been subdivided into residential lots and the roadways and facilities leading up to these lots meet residential standards. Final approval of the subdivision, of course, will require compliance with the requirements of the Subdivision Rules and Regulations.

Submitted for your use and information is a map indicating the location of the subject subdivision and existing surrounding conditions.

Respectfully yours,
PLANNING DEPARTMENT

TRANSMITTED BY:

(S) B. M. HARLOE

Managing Director

(S) NEAL S. BLAISDELL

Mayor

(S) FREDERICK K. F. LEE
Frederick K. F. Lee
Planning Director

Encl

Ref. No. LUC 395

January 30, 1963

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

Dear Mr. Hanapi:

Enclosed is a copy of a Special Permit granted by the Land Use Commission
to:

Harold J. Silva, Et. Al. - SP(T) 62-43

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

Ref. No. LUC 394

January 30, 1963

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

Dear Mr. Lee:

Enclosed is a copy of a Special Permit granted by the Land Use Commission
to:

Harold J. Silva, Et. Al. - SP(T) 62-43

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File	(T) 62-43
Applicant(s)	Harold J. Silva, Et. Al.
Public Hearing at	Honolulu, Hawaii
on	November 20, 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, TRK 8-5-04: Por. 94 (Lots 2, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23 & 25 of the subdivision known as "Waihona Tract".)

for the following purpose(s):

The right to resubdivide the above-named lots for single-family residential use only.

subject to the following conditions, in the interest(s) of proper community development:

1. That the approval of the City and County of Honolulu be obtained for the uses granted above.

(Signed) _____

(Title) EXECUTIVE OFFICER

Date of Grant January 22, 1963

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SPCT) 62 - 43 [Formerly A(T) 62-17]
DATE January 22, 1962
PLACE LUC HEARING ROOM
TIME 7:30 p.m.

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

COMMENTS:

Approve — for S-F dwelling use Subject to
city & county ordinance.

Ref. No. LUC 369

January 18, 1963

Mr. Harold Y. Shintaku
209 Liberty Bank Building
Honolulu, Hawaii

Dear Mr. Shintaku:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on January 22, 1963, in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 7:00 p.m.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary 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: Harold J. Silva
Wilfred Y. and Jane M. Shiraki



Recd 12/20/62

UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

December 19, 1962

LAND STUDY BUREAU

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

Dear Mr. Darnell:

In response to your inquiries of December 13 and 14, the
attached comments are submitted for your consideration.

Very truly yours,

Frederick K. Nunns
Director

Attachments

FKN:jt

0575
5240
a562

Docket No. and
Petitioner

Tax Map Key

Acresage

Honolulu, Hawaii

SP(T) 62-34

Benigno Miguel

4-1-10:39

1.10 ac.

Location: Waimanalo Valley, Oahu

Most of the property is in a bottomland position. The soil is Hanalei series, well-drained, with slope approximately 4 per cent. It is Class B agricultural land according to the new detailed five-class scheme (Classes A, B, C, D, & E). It probably can be irrigated.

Wailuku, Maui

A(T) 62-22

Ted James

2-3-05:39

9.785 ac.

(Katherine S. Baldwin)

Location: Corner of Upper Kula Road and Haleakala Road, Maui

The land is in a well-drained upland position. It is slightly stony Waimea soil with complex slopes generally 8-13 per cent. With irrigation it is Class A or B agricultural land, on the basis of the detailed five-class scheme.

Hilo, Hawaii

SP(T) 62-29

Y. L. Liao

8-2-10: Por. 22

20.05 ac.

Location: Corner of South Kona Belt Road and Homestead Road

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. Slopes vary widely over the parcel but generally about 13 per cent. The land cannot be plowed. On the basis of the detailed five-class scheme, it is Class C at best and more likely Class D agricultural land.

SP(T) 62-30

Masatero Nagata

2-4-31: Por. 8

20.05 ac.

Location: Kona, Hawaii

No comment. Cannot locate.

SP(T) 62-31

Tomar Lompog and

Rizal Simpliciano

5-5-04:54

1.0 ac.

Location: Kohala, Hawaii

No comment.

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Acres</u>
--	--------------------	--------------

Hilo, Hawaii (cont.)		
SP(T) 62-32	7-9-10:21	9.50 ac.
Sigeji Yamagata		
<u>Location:</u> Kona, Hawaii		

Cannot locate specifically. Generally appears to be mostly aa and pahoehoe with only a small amount of soil material on the surface. Slope generally about 13 per cent. It is possibly Class C or more likely Class D agricultural land, on the basis of the detailed five-class scheme.

SP(T) 62-30	8-1-7:14	4.02 ac.
Hajimi Nakao		

Location: On makai side of S. Kona Belt Road, about 3/4 mile toward Kailua-Kona from Captain Cook

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. The land cannot be plowed because of rockiness. Slope is about 12 per cent. On the basis of the detailed five-class scheme, it is Class C or D land.

SP(T) 62-35	7-3-06: 6	1.2 ac.
Louise Kapeha		

Location: Kona, Hawaii

No comment. Cannot locate.

A(T) 62-23	2-2-46: 5	2.5 ac.
Shunichi Arizumi		

Location: Frontage on Palai Road, Hilo, Hawaii

Most of the property consists of slightly weathered aa rock with very little soil material on the surface. Slope is about 2 per cent. The land cannot be plowed. The land is Class C or Class D on the basis of the detailed five-class scheme.

Docket No. and
Positioner

SPCT) 62-36
Abner Delina

Tex Map Key

2-01-07: 6

ACTOR

Location: Makana, Maui

No comments. Too small to tell without on-site inspection.

Docket No. and
Petitioner

Tax Map key

Area

SP(T) 62-38
Robert Y. Hamamura

4-8-11: 50

77,918 sq. ft.

Location: Anahola, Kauai

Non-stony, alluvial Hanalei soil, 11ea flat, Class B land.

SP(T) 62-38
Robert Y. Hamamura

4-9-04: 27

No comment. Cannot locate.

Parcel No. and
Reflector

See Map Key

Wetmore, Ohio

A(1) 82 20

8-5-04: 21

Harold J. Silva, Es. A1

9-19-23: 25

Location: Wetmore, Ohio

Parcels 12, 18

Approximately 1/2 is bottomland, probably too rocky to cultivate but suited to pasture. 1/4 non-stony Ewa soil, 4 per cent slope, Class A when irrigated, Class C unirrigated. 1/4 stony Ewa soil, 4 per cent, Class B when irrigated, Class B unirrigated.

Parcels 10, 11, 23, 25

Stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcel 2

State lands

Parcel 9

Cannot locate.

Parcels 13, 14, 15, 16, 17

Non-stony to slightly stony Ewa soil, slope 4 per cent, Class A when irrigated, Class C unirrigated.

Parcel 19

Mostly non-stony to slightly stony Ewa soil, slope 6 per cent, Class A when irrigated, Class C unirrigated.

Docket No. and
Petitioner

Tax Map Key

Acres

Kaunakakai, Molokai

A(T) 62-16

Cooke Trust Co.

5-3-03: Por. 1

Location: Kaunakakai, Molokai

Except for Kaunakakai Gulch, most of the area has slopes less than 20 per cent but is too stony or shallow for intensive agriculture. Kaunakakai Gulch has slopes over 40 per cent. It is unsuited to intensive agriculture.

Kau, Hawaii

A(T) 62-18

Hayelden Ranch Co., Ltd.

9-4-1: Por. 8

9-4-2: 3

Location: Kau, Hawaii

These lands are unsuited to intensive agriculture. They consist mainly of aa and pahoe-hoe with a small amount of soil material. Slopes are probably less than 10 per cent.

Kaunala, Hawaii

A(T) 62-19

George Vierra & Lydia Toledo

6-4-03: 7

31.15 ac.

Location: Waimea Hawaii

The parcel appears to be generally unsuited for intensive agriculture. It is suited to grazing, however. The soil series is usile. Slope is less than 5 per cent.

Lualualei, Oahu

A(T) 62-17

Joe Drake, Et. Al.

8-7-22: 2,3,5-11,13

14,19,20; 8-7-21: 13,

17,18,19,21,22,23,24,

25,30,32

Location: Lualualei, Oahu

This area consists of a mixture of Lualualei, Maunala, Kaaau, and exposed coral lands, which are all stony. Most of the area below Lualualei Road has slopes under five per cent. Above the road, the land is rocky Lualualei soil with slopes approximately 20 per cent, then getting steeper to Pali lands with slopes about 70 per cent.

The highest classification in the area is Class C with irrigation and going to Class E on the higher slopes.

December 14, 1962

Department of Health
Kinau Hale
Honolulu, Hawaii

Attention: Mr. B. J. McMorrow

Gentlemen:

The Land Use Commission of the State of Hawaii has requested that I solicit your comments on the following listed petitions for Change of Temporary District Boundary.

Kaunakakai, Molokai

Tax Map Key

Permission Requested

A(T) 62-16
Cooke Trust Company

5-3-03: Per. 1

Change from an Agricultural district to an Urban district classification.

Kau, Hawaii

A(T) 62-18
Hayselden Ranch Co., Ltd.

9-4-1: Per. 8
9-4-2: 3

Change from an Agricultural district to an Urban district classification.

Puukapu Homesteads, Kaneohe, Hawaii

A(T) 62-19
George Vierra & Lydia Toledo

6-4-03: 7

Change from an Agricultural district to an Urban district classification.

Lualualei, Oahu

A(T) 62-17
Joe Drake, Et. Al.

8-7-22: 2, 3, 5-11, 13, 14, 19-20; 8-7-21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32. Change from an Agricultural district to an Urban district classification.

Waimanalo, Oahu

A(T) 62-20
Harold J. Silva, Et. Al.

8-5-04: 2; 9-19, 23; 25

Change from an Agricultural district to an Urban district classification.

Department of Health
Page 2
December 14, 1962

Public hearings were held on these items in November 1962. Final Commission action on these items may be taken after January 4, 1963. Staff reports on the above items are enclosed to amplify the details of each petition.

Your written comments on or before January 4, 1963 will be greatly appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

December 14, 1962

Bard of Water Supply
City and County of Honolulu
630 S Beretania Street
Honolulu, Hawaii

Attention: Mr. L. J. Watson

Gentlemen:

The Land Use Commission of the State of Hawaii has requested that I solicit your comments on the following listed petitions for Change of Temporary District Boundary.

<u>Kaunakakai, Molokai</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
A(T) 62-16 Cooke Trust Company	5-3-03: For. 1	Change from an Agricultural district to an Urban district classification.
<u>Kau, Hawaii</u>		
A(T) 62-18 Hayselden Ranch Co., Ltd.	9-4-1: For. 8 9-4-2: 3	Change from an Agricultural district to an Urban district classification.
<u>Punalapu Homesteads, Kaneohe, Hawaii</u>		
A(T) 62-19 George Vierra & Lydia Toledo	6-4-03: 7	Change from an Agricultural district to an Urban district classification.
<u>Lualualei, Oahu</u>		
A(T) 62-17 Joe Drake, Et. Al.	8-7-22: 2, 3, 5-11, 13, 14, 19-20; 8-7-21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32.	Change from an Agricultural district to an Urban district classification.
<u>Maianas, Oahu</u>		
A(T) 62-20 Harold J. Silva, Et. Al.	8-5-04: 2; 9-19: 23; 25	Change from an Agricultural district to an Urban district classification.

Board of Water Supply
Page 2
December 14, 1962

Public hearings were held on these items in November 1962. Final Commission action on these items may be taken after January 4, 1963. Staff reports on the above items are enclosed to amplify the details of each petition.

Your written comments on or before January 4, 1963 will be greatly appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

RECEIVED

DEC 20 1962

State of Hawaii
LAND USE COMMISSION

Refer to
M-1115 (1962)

December 19, 1962

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

Attention: R. J. Darnell, Executive Officer

Gentlemen:

Please be advised that, at yesterday's meeting, upon the recommendation of the Committee of the Whole, I was directed to inform you that the City Council has no recommendations or comments to make on the proposed Rule Change; applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al.; and that they plan to adhere to the present Master Plan.

Respectfully yours,

CITY COUNCIL

By

EMPEROR A. HANAPI
City Clerk

lv

cc - Planning Director

Ref. No. LUC 318

December 18, 1962

William H. Yim and Harold Y. Shintaku
Attorneys at Law
Suite 209, Liberty Bank Building
99 North King Street
Honolulu, Hawaii

Attention: Mr. Harold Shintaku

Gentlemen:

This will acknowledge receipt of your letter of December 5, 1962.

You will be notified in advance of the time and place of any Commission meeting when action may legally be taken on this matter.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

424

SENT TO Comm. +
City Planning

RECEIVED

DEC 10 1962

State of Hawaii
LAND USE COMMISSION

WILLIAM H. YIM AND HAROLD Y. SHINTAKU

ATTORNEYS AT LAW

SUITE 209, LIBERTY BANK BUILDING

99 NORTH KING STREET

HONOLULU, HAWAII

TELEPHONES 567843 AND 507808

December 5, 1962

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

Re: Petition in behalf of Harold Silva, et al. for change of
Temporary District Boundary--Waianae, Oahu.

Gentlemen:

Thank you for the opportunity given us to testify before you at the
public hearing held on November 20, 1962.

I do not intend to repeat our testimonies or facts presented to you
during the said hearing, but would like to comment on one of the
recommendations made by your staff.

One of the recommendations made by your staff was that the Commission
should wait and consider the recommendations of Bartholomew and
Associates, consultant to the Commission. Our understanding is that
Bartholomew and Associates has been retained to recommend the line
for the permanent district boundary. If this is true, we feel that
their recommendations, which would be based on a general studies of
the areas concerned instead of each parcel of land, should not be
considered in the final determination of whether the district boundaries
affecting these lands should be amended.

We feel that the purpose of Section 6, Act 187, Session Laws of Hawaii
1961, "Amendments to District Boundaries" is for the land owners to
have their petition decided on its individual merits regardless of
the reasons why the district boundaries are where they are, since any
other interpretation will cause said Section 6 to be ineffective.

We, therefore, request that consideration of our Petition for Amend-
ment to the District Boundary be decided on the evidence presented
in our Petition and at the hearing regardless of the recommendations
of Bartholomew and Associates for the location of the permanent
boundary.

Yours truly,

WILLIAM H. YIM and HAROLD Y. SHINTAKU

By

Harold Y. Shintaku
HAROLD Y. SHINTAKU

HYS:en

cc: Mr. Harold Silva

(COPY)
Report of the
COMMITTEE
on

Copies 396
R for folders affected

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.

RECEIVED

NOV 26 1962

State of Hawaii
LAND USE COMMISSION

November 20, 1962

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

EMPEROR A. HANAPI, CITY CLERK

Masato Doi

MASATO DOI, CHAIRMAN & PRESIDING OFFICER, CITY COUNCIL

Dated this 20th day of November 1962

Reference:

Resolution No.

Bill No.

COMMITTEE

REPORT NO.

2727

COUNCIL MEMBERS

Maatso Dol, Chairman, & President of Council
Ernest N. Heen, Vice-Chairman
Matsuo Takabuki, Member

Cleason Y. Chikara
Richard M. Kageyama
Herman C. P. Lemke

William K. Amode, District 1
Yoshio Nakamura, District 2
Ben F. Kato, District 3



CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII

November 14, 1962

EMPEROR A. HANAPI
City Clerk

Refer to
M-1115 (1962)

RECEIVED

NOV 16 1962

State of Hawaii
LAND USE COMMISSION

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

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

Richard M. Kageyama, Chairman; Ben F. Kato, Vice-Chairman; Maatso Dol, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

Herman C. P. Lemke, Chairman; Cleason Y. Chikara, Vice-Chairman; William K. Amode, Member; Maatso Dol, Member; Yoshio Nakamura, Member.

NOTICE OF PUBLIC HEARING

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, Honolulu, 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 Permit within the County of Honolulu, 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 Honolulu, 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 portions 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 accessory uses to the primary uses allowed in 2.1(b) and as primary uses on any lot in a subdivision having received preliminary approval before April 21, 1962.

Application for Special Permit to be heard:

Docket Number and Applicant	Tax Map Key	Permission Requested
SP(T) 62-25 George K. Sing	8-6-03: 6	To subdivide 5.44 acres into five residential lots.
SP(T) 62-27 Joseph Souza	8-6-11: 3	Construction of two additional dwellings on a 1.8 acre lot.
SP(T) 62-28 Albert Shibuya	8-6-03: 39	Construction of three additional dwellings on a 1.0 acre lot.

Petition for Change of Temporary District Boundary to be heard:

Docket Number and Petitioner	Tax Map Key	Permission Requested
A(T) 62-17 Joe W. Drake, et. al.	8-7-22: 23, 5 through 11, 13, 14, 19 through 20 8-7-21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32.	Change from an Agricultural district to an Urban district designation.
A(T) 62-20 Harold Silva	8-5-04: 2, 9 through 19, 23 & 25	Change from an Agricultural district to an Urban district designation.

Copies of the Land Use Commission's Interim Regulations and the proposed amendment 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 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 items may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, 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.

LAND USE COMMISSION

E. C. BRYAN, Chairman

E. C. BRYAN

R. J. DARNELL, Executive Officer

R. J. DARNELL

5-8-62 (11-19-62)

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

October 31, 1962

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

RECEIVED
NOV 8 1962
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Enclosed herewith is a petition filed by Wilfred Y. and Jane M. Shiraki, et al, together with a check in the amount of \$50.00, for amendment of the temporary district boundary respecting the County of Honolulu, Island of Oahu, to change the district designation from Agricultural to Urban district, for lots within the "Waihona Tract" subdivision located off Waianae Valley Road in Waianae Valley, Oahu.

The Planning Commission at its meeting on October 25, 1962, reviewed the Planning Director's report on the findings relating to the area as follows:

Location

The petitioner's land is located within "Waihona Tract," situated 1.5 miles mauka from Farrington Highway off Waianae Valley Road.

Findings

(a) The roads being presently under construction, no homes have been built within the subdivision. Because the area is still undeveloped we could not obtain land use trends within the subdivision.

(b) The surrounding area is predominantly in agricultural use.

OFAL RECOMMENDATION FROM FRED LEE TO W.U. 10-26-62

(c) The area in question is designated as an agricultural district under the general plan--the nearest residential district being more than a mile makai of this area.

(d) Soil survey of 1955 classifies the area for limited agricultural uses, that is, the area is generally suited for papaya and orchid growing.

Brief History

(a) The area in question was subdivided into 26 one-acre lots with off-site improvements complying with City and County subdivision requirements for a residential subdivision.

(b) Of the 26 original lots, 12 lots were granted tentative approval prior to April 21, 1962, of which, two lots were granted approval and were subdivided into six 5,000 square-foot lots each.

(c) There is a potential development of about 160 lots within the Waihona Subdivision.

Public Facilities

(a) Water Supply - Board of Water Supply reports that there is adequate supply of water within this area.

(b) Sewage Disposal - There are no plans of extending a sewage disposal system into this area within the foreseeable future. The use of cesspools is the only feasible method of sewage disposal.

(c) Fire Protection - The area is within the 3-3/4 mile service radius of the Waianae Fire Station.

(d) Drainage - The drainage improvements under the soil conservation projects do not extend into this area. A

October 31, 1962

complete change in land use for the valley area was never considered in determining the drainage improvements. A major change for higher lot coverages within the valley will mean higher runoff of storm waters into the drainage system which may reduce the effectiveness of the proposed improvements.

The Commission, after considering all of the facts, voted to recommend that the temporary district boundary designating the petitioner's land for agricultural use be amended to urban district on the basis that Waihona Tract was subdivided under the existing zoning ordinances and subdivision rules and regulations with off-site improvements complying with City and County Subdivision requirements for a residential subdivision. Since 12 lots within the tract have tentative approval and the improvements meet the urban requirements of the Planning Department, the Planning Commission and the Planning Director cannot justify retaining this area in agricultural uses. As much as the Commission and the Director wish to retain agricultural uses within this area, the area is urban in character and we can only confine this urbanization to this one tract of land. If we were to stop the other lots within this tract from urban development, it would be unfair to the existing owners of these lots, and it could be termed arbitrary in favoring some owners against other owners of land.

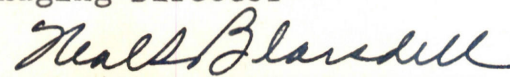
Very truly yours,

PLANNING COMMISSION

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

TRANSMITTED BY:


Managing Director


Mayor

Encls - Petition
Check (\$50.00)

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 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.

The proposed Rule Change; applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and petitions for change of Temporary District Boundary 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
EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 228

November 9, 1962

Mr. Harold Y. Shintaku
209 Liberty Bank Building
Honolulu, Hawaii

Dear Mr. Shintaku:

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 petition in behalf of Harold J. Silva, Et. Al. for change of Temporary District Boundary 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

cc: Harold J. Silva
Wilfred Y. and Jane M. Shiraki