

NAKAO, Hajimi & Masako

SP(T) 62-53



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC

11-8-62

APPLICATION FOR SPECIAL PERMIT

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

Description of property:

Portion Of Lot 5, being a portion of Grant 148 Keopuka, South Kona, Hawaii, Tax Map Key: 8-1-07-14.

Petitioner's interest in subject property:

Owner

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

To allow the sale of Lot 5-B1, which approval was granted by the Planning and Traffic Commission at its July meeting and subsequently found invalid.

Signature(s)

Hajime Nakao  
Masako Nakao

Address:

697 S. KING ST.

Telephone:

522 871

This space for official use

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

Signature(s)

W.M. Mullaney

For (agency)

L.U.C.

THIS SPACE FOR OFFICIAL USE

DATE OF RECEIPT  
RECEIVED BY LUC

STATE OF HAWAII  
LAND-USE COMMISSION

110 Queen Street  
Honolulu, Hawaii

RECEIVED ON 21 OCTOBER 1962

(1) (b) hereby request approval of the proposed project to use certain

property located in the County of Honolulu, State of Hawaii, for the purpose of

the Commission Temporary Disposition Board, and hereby request that the

for the following described purposes:

Description of property:

Section 17, Lot 2, Block 1, Subdivision 1, Map No. 1-1-1-1, Honolulu, Hawaii.

Section 17, Lot 2, Block 1, Subdivision 1, Map No. 1-1-1-1, Honolulu, Hawaii.

Section 17, Lot 2, Block 1, Subdivision 1, Map No. 1-1-1-1, Honolulu, Hawaii.

To allow the use of the property for the purpose of the proposed project, which project was presented by the planning and zoning commission of the City and County of Honolulu, Hawaii.

Signature(s)

Address

Telephone

THIS SPACE FOR OFFICIAL USE

The property is situated in (a) \_\_\_\_\_, Honolulu, Hawaii.

regulations adopted by the Land Use Commission for the use and disposal of

State of Hawaii  
LAND-USE COMMISSION  
NOV 8 1962

RECEIVED

Signature(s)

For (agency)





NOTE:

SUBDIVISION NOT WITHIN SCOPE OF AN ADEQUATE  
COUNTY OF HAWAII WATER SUPPLY.

PLAN SHOWING SUBDIVISION OF  
A PORTION OF LOT 5 INTO LOTS 5-B, 5-B1, AND 5-B2  
BEING A PORTION OF GRANT 148 TO DANIEL BARRETT  
SITUATE AT KEOPIKA, SOUTH KOHA, HAWAII  
SCALE 1" INCH = 100 FEET

HAIRING NAKAO - SUBDIVIDER  
697 S. KING ST., HONOLULU, OAHU

TAX MAP KEY: 8-1407-14  
DATED JUNE 27, 1952



SUBDIVISION NUMBER 1840

APPROVED FOR RECORDATION

PLANNING & TRAFFIC COMMISSION  
FOR THE CITY OF HILO & COUNTY OF HAWAII

By [Signature] Chairman

By [Signature] Director

Date: JUL 25 1962

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SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- \_\_\_\_\_

Petitioner: \_\_\_\_\_ County \_\_\_\_\_

Key \_\_\_\_\_

Date petition and fee received: \_\_\_\_\_

Suspense date for LUC action: \_\_\_\_\_

Date LUC survey \_\_\_\_\_

Notices of hearings

Dates

Publication

_____	_____
_____	_____
_____	_____

Hearings

Date

Place(s)

By

_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

Dates

Actions

By

_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

State Form B14

STATE OF HAWAII

LAND USE Commission  
424 Queen St., Honolulu, Hawaii  
Department, Bureau or Commission

OFFICIAL RECEIPT NO. 21

Nov. 8, 1962

RECEIVED from Hajimi & Masako Nakao

Fifty - "Five"

DOLLARS

for public hearing by the State Land Use Commission for  
Special Permit for Land in Hawaii

\$ 50.00

Robert L. Kai

Public Accountant

CA# 750 Bonded



PLANNING AND TRAFFIC COMMISSION  
County of Hawaii  
December 12, 1962

The Zoning Committee meeting was called to order at 10:57 a.m., in the office of the Planning and Traffic Commission by Chairman Rufus P. Spalding, Jr.

PRESENT: Rufus P. Spalding, Jr.  
Maxine Carlsmith  
Kenneth Griffin  
Sam Stevens  
Hiroshi Kasamoto

ABSENT: Edward Araujo  
Roy Mento  
Herman Mulder  
William Stearns

Massanori Kushi  
Aketo Maebo  
Richard Warfield

MINUTES

The minutes of the meeting held on November 14, 1962, were approved as circulated on a motion of Mr. Griffin, second of Mrs. Carlsmith, and carried.

1. WITHDRAWAL  
REZONING REQUEST  
LAND USE COMMISSION

The Director reported that the rezoning request by Vierra and Toledo with the Land Use Commission was withdrawn by the applicants.

2. REAPPLICATION  
SPECIAL USE PERMIT  
LAND USE COMMISSION

The Board of Supervisors referred the following applicants with the Land Use Commission for consideration by the Commission to apply for special use permit rather than rezoning:

- a. Vierra and Toledo - Puukapu, Kohala
- b. Richard Warfield - Keel, Kona
- c. Hayselden Ranch, Ltd. - Kiolakaa, Kau

No recommendations will be made for Vierra and Toledo because of the withdrawal and also for Richard Warfield because of his reapplication.

The Commission previously recommended denial of Hayselden's application because of the absence of controls on density and use. Since the parcel in question is surrounded by the Mark Twain Estates subdivision, it would seem more appropriate as a variance than rezoning, but the Land Use Commission disagrees.

No action is necessary on these matters.

3. REAPPLICATION  
REZONING REQUEST  
LAND USE COMMISSION  
RICHARD WARFIELD

A discussion was held on the reapplication of Richard Warfield and others to rezone an area approximately 500 acres in Keel, Kona, from agricultural to urban.

Formerly, the Land Use Commission zoned much of the land along the government highway as Urban but withdrew this because of pressure from the farmers.

The area in question begins from a point north of the Maunaloa Road south of the junction at Mamalahoe Highway and the Middle Road. Because of the area involved, the members were cautioned about the question of water and access which are not readily available. The area is predominantly agricultural and is not so simple.



According to the applicant, the tax assessor had informed him that if the area is zoned Urban, the trend would be upward in land valuation depending on the actual sale of the property and use. If there is development, this is going to reflect in higher taxes in the surrounding areas.

In an Urban zone, land used for agriculture cannot be dedicated and will be assessed higher than the same use in an Agricultural Zone. It was the feeling of the members that the farmers in the area may not be aware of this.

There are residential subdivisions in this area with homes built in them. Because of the new school, the members thought that the abutting land could be zoned urban and the urbanization confined.

Mr. Griffin moved that the Planning Commission schedule a meeting with the people in the area, possibly at Honaunau School, before final recommendation is made to the Land Use Commission. Rezoning as it affects assessed values, the impossibility of dedication to agricultural uses, and other matters will be clarified. The motion was seconded by Mr. Stevens, and carried.

- |  |   |
|--|---|
| 4. REVIEW<br>TOSHITO MAEBO, ET AL.<br>VARIANCE REQUEST | A review of conditions and details of Toshito Maebo, et al., application for a variance was held to determine if their plans conformed to the Commission's requirement. |
|--|---|

The representative stated that they will try to construct the building as non-industrial as possible in the front. The layout of the plant, the plot plan, and the driveway and entrance to the proposed building were discussed, to assure the use would be in good planning practice. Proper landscaping was also taken into consideration.

The Committee recommended approval of their proposal subject to final approval of the front elevation of the building.

- |  |   |
|--|---|
| 5. SPECIAL USE PERMIT<br>LAND USE COMMISSION<br>JOHN GOUVEIA<br>HAJIME NAKAO | The application of John Gouveia for a special use permit to subdivide a parcel into two lots. There is already a house on each lot. |
|--|---|

The Committee recommended approval of the application because there is no change in the existing condition on a motion of Mr. Griffin, second of Mrs. Carlsmith.

The application of Hajime Nakao for a special use permit is to create a 10,000 square-foot lot out of a 4-acre lot for sale of the small lot. This subdivision was previously approved by the Planning and Traffic Commission at its last meeting and was ruled invalid by the Attorney General because the parcel was within the Agricultural District boundaries established by the Interim Regulations of the Land Use Commission.

The Committee recommended deferment until more information is received from the applicant as to what special or unusual conditions exist. The motion was made by Mr. Griffin, seconded by Mrs. Carlsmith, and carried.

The meeting was adjourned at 12:05 p.m.

Respectfully submitted,

A T T E S T :

Rufus P. Spalding, Jr., Chairman  
Zoning Committee of the  
Planning and Traffic Commission



Wshio

RECEIVED

JAN 23 1963

State of Hawaii  
LAND USE COMMISSION

OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII

HONOLULU, HAWAII

January 17, 1963

FWC-1/C-3500

Refer Your: LUC 276

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

Dear Mr. Darnell:

In reply to your letter of November 30, 1962, with regard to applications for Special Permits received by your Commission, the Board of Supervisors at its meeting of January 16, 1963, approved the application for special permit for Hajime Nakao.

With regard to the other applications, you were informed of the Board's action by letter dated December 20, 1962.

Very truly yours,

*M. M. Kaaua*

(Mrs.) Margaret M. Kaaua  
COUNTY CLERK

W



PLANNING AND TRAFFIC COMMISSION  
COUNTY OF HAWAII  
HILO, HAWAII, U. S. A.

January 30, 1963

5-21  
MIKE  
encl/wa-field  
folded  
RECEIVED

FEB 4 1963

State of Hawaii  
LAND USE COMMISSION

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

Dear Mr. Darnell:

The Planning and Traffic Commission, at its regular meeting of January 29, 1963, reconsidered the application by Hajime Nakao for a special use permit to allow subdivision for a single-family lot in Keopuka, South Kona, Hawaii.

The Commission previously recommended denial on the basis that no special or unusual conditions exist. This subdivision was approved by the Commission at its July meeting last year and was ruled invalid by the Attorney General. It was learned since our July approval that the applicant had recorded the deed with the Bureau of Conveyances, and the sale of the lot was negotiated before the ruling of the Attorney General was made known.

The additional information received indicates that undue hardship will result should the application be rejected, therefore, the Commission recommends approval of the request at this time.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto  
Director

lat

cc Board of Supervisors



Ref. No. LUC 391

January 30, 1963

Mrs. Margaret M. Kasua  
County Clerk  
Office of the County Clerk  
County of Hawaii  
Hilo, Hawaii

Dear Mrs. Kasua:

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

Messrs. Tomas Lamog and Rival Simpliciano - SP(T) 62-31  
Mr. Shigeji Yamagata - SP(T) 62-32  
Mr. Hajime Nakao - SP(T) 62-33  
Miss Louise Kapehe - SP(T) 62-35  
Mr. John Gouveia - SP(T) 62-37

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures



Ref. No. LUC 390

January 30, 1963

Mr. Hiroshi Kasamoto, Planning Director  
Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Dear Mr. Kasamoto:

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

Messrs. Tomas Lamog and Rizal Simpliciano - SP(T) 62-31  
Mr. Shigeji Yamagata - SP(T) 62-32  
Mr. Hajime Nakao - SP(T) 62-33  
Miss Louise Kapehe - SP(T) 62-35  
Mr. John Gouveia - SP(T) 62-37

Very truly yours,

R. J. DANIELL  
EXECUTIVE OFFICER

Enclosures



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	W(R) 42-33
Applicant(s)	Jane Nakao
Public Hearing at	Hilo, Hawaii
on	December 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) Hawaii (Island) Hawaii  
Third Division, BKK 8-1-07: 14

for the following purpose(s):

The right to subdivide the subject parcel for single-family residential use as shown on subdivision map dated June 27, 1962 as approved by the Hawaii County Planning and Traffic Commission, July 23, 1962.

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

1. That the approval of the County of Hawaii be obtained for all the above granted uses.

(Signed) \_\_\_\_\_  
(Title) EXECUTIVE OFFICER

Date of Grant January 22, 1963

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SPCT 62-33  
DATE Jan. 22, 1963  
PLACE LUC Hearing room  
TIME 9:45

NAMES	YES	NO	ABSTAIN	ABSENT
② <u>KANEMOTO, E.</u>	✓			
① <u>WILLIAMS, R.</u>	✓			
<u>FRIEL, S.</u>				
<u>SUNN, F.</u>				
<u>ICE, Y.</u>				
<u>GREGG, W.</u>	✓			
<u>LOMBARDI, F.</u>	✓			
<u>COOK, E. H.</u>				
<u>BRYAN, E.</u>	✓			

COMMENTS:

Approve the request subject to the usual conditions



Ref. No. LUC 370

January 18, 1963

Mr. and Mrs. Hajimi Nakao  
697 S King Street  
Honolulu, Hawaii

Dear Mr. and Mrs. Nakao:

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 waiting period prescribed by the Commission's Rules of Practice and Procedure, Sub-Part C, Sec. 1.20(f), will have expired, your application for Special Permit has been placed on the agenda for consideration by the Commission. Final action may be taken at that time.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Rec'd 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. Munns  
Director

Attachments

FEM:jt

0135  
0562



Docket No. and  
Petitioner

Tax Map Key

Acres

Honolulu, Hawaii

SP(T) 62-34

Benigno Miguel

4-1-10:39

1.10 ac.

Location: Waianae 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

(Katherine S. Baldwin)

2-3-05:39

9.785 ac.

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

Masataro Nagata

2-4-31: Por. 8

20.05 ac.

Location: Kona, Hawaii

No comment. Cannot locate.

SP(T) 62-31

Tomar Loupog and

Risal Simpliciano

5-3-04:54

1.0 ac.

Location: Kohala, Hawaii

No comment.

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Acres</u>
<u>Kila, Hawaii (cont.)</u>		
SP(T) 62-32 Sigaji Yamagata <u>Location:</u> Kona, Hawaii	7-9-10:21	9.50 ac.
<p>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 B agricultural land, on the basis of the detailed five-class scheme.</p>		
SP(T) 62-30 Hajimi Nakao	8-1-7:14	4.02 ac.
<p><u>Location:</u> On makai side of S. Kona Belt Road, about 3/4 mile toward Kailua-Kona from Captain Cook</p> <p>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.</p>		
SP(T) 62-35 Louise Kapeha	7-3-06: 6	1.2 ac.
<p><u>Location:</u> Kona, Hawaii</p> <p>No comment. Cannot locate.</p>		
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	2.5 ac.
<p><u>Location:</u> Frontage on Palai Road, Kila, Hawaii</p> <p>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 B on the basis of the detailed five-class scheme.</p>		



Docket No. and  
Permitter

Tex Map Key

Access

SP(T) 62-36  
About Delfia

2-01-07: 6

Location: Makana, Maui

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

Docket No. and  
Petitioner

Tax Map key

Acres

SP(T) 61-38  
Robert Y. Hamamura

4-8-11: 50

27.618 sq. ft.

Location: Anahole, Kauai

Non-stony, alluvial Hanalei soil, 14a flat, Class B land.

SP(T) 62-38  
Robert Y. Hamamura

4-9-04: 27

No comment. Cannot locate.



Docket No. and  
Petitioner

Tax Map Key

Acreage

Kaunakakai, Molokai

A(T) 62-16

Cooke Trust Co.

5-3-03: Par. 1

Location: Kaunakakai, Molokai

Except for Kaunakakai Gulch, most of the area has slopes less than 10 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

Wayssiden Ranch Co., Ltd.

9-4-1: Par. 8

9-4-2: 3

Location: Kau, Hawaii

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

Maunaloa, Hawaii

A(T) 62-19

George Vierre & Lydia Toledo

6-4-03: 7

31.15 ac.

Location: Maunaloa, Hawaii

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

Luahualai, 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: Luahualai, Oahu

This area consists of a mixture of Luahualai, Maunaloa, Kakaia, and exposed coral lands, which are all stony. Most of the area below Luahualai Road has slopes under five per cent. Above the road, the land is rocky Luahualai 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.

Docket No. and  
Petitioner

Tax Map Key

Waianae, Oahu

A(T) 62-20

8-5-04: 2;

Harold J. Silva, Et. Al.

9-19; 23; 25

Location: Waianae, Oahu

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 D 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.



*Sumio Nakashima*

ATTORNEY AT LAW



P. O. BOX 133  
KEALAKEKUA, KONA, HAWAII  
PHONE 238-182

December 19, 1962

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

Re: SP(T) 62-33, 8-1-7:14, Subdivision of  
4.02 acres into two residential lots  
and one access lot. Hajime Nakao, Owner.

Dear Sir:

Reference is made to our letter dated December 14, 1962, submitted to the Land Use Commission for the issuance of a special permit to the above mentioned applicant based on several factors outlined therein.

It has come to my attention that in addition to the factors enclosed therein, a significant point was inadvertently omitted which is as follows:

That based on the approval given by the Planning and Traffic Commission, County of Hawaii, on the preliminary plans of the subdivision of said premises, the applicant did sell two house lots unto the following:

1. Modesto Daranciang and Lidorvina Daranciang, husband and wife, by deed dated September 29, 1962, and recorded with the Bureau of Conveyances in Liber 4413, Pages 408-410.
2. George Iranon and Patricia U. Iranon, husband and wife, by deed dated October 16, 1962, and recorded with the Bureau of Conveyances in Liber 4399, Page 63.



Mr. R. J. Darnell  
Page 2  
December 19, 1962

Following recordation of the above mentioned deeds, the purchasers, Modesto Daranciang and wife, and George Iranon and wife, did apply for loan from the FHA office in Kona, where said applications are presently being processed.

Therefore, it was no fault of the applicant that the approval of the preliminary plans and the action taken by the Planning and Traffic Commission have been rescinded by the Office of the Attorney General, State of Hawaii, at a subsequent date, after the above foregoing action had been undertaken by the applicant and the purchasers.

Having gone to the extent of issuing deeds, negotiating loans from the bank, as well as, applying for FHA house loans, would certainly bring about undue hardships upon the parties concerned should the application for special permit be rejected.

Due to the foregoing, it is urgently requested that the special permit be awarded.

Very truly yours,

Sumio Nakashima

SN:hd

cc: Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii



PLANNING AND TRAFFIC COMMISSION

HONOLULU, HAWAII, U.S.A.

December 19, 1962

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

Dear Mr. Darnell:

At its regular meeting of December 17, 1962, the Planning and Traffic Commission considered the applications of John Gouveia and Hajime Nakao for a special use permit to allow subdivisions for single-family lots.

John Gouveia - Holualoa, N. Kona, Hawaii; TMK: 7-6-11-11

The Commission voted to recommend the granting of a special use permit to subdivide this parcel into two house lots. There will be no change in the conditions since a dwelling exists on each lot already.

Hajime Nakao - Keopuka, S. Kona, Hawaii; TMK: 8-1-07-14

The Commission recommends denial on the basis that no special or unusual conditions exist. The applicant is creating a 10,000 square-foot lot out of a 4-acre lot for sale of the small lot. This subdivision was previously approved by the Planning and Traffic Commission at its July meeting and was ruled invalid by the Attorney General.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto  
Director

1st

cc Chairman & Bd. of Supervisors

*Sumio Nakashima*

ATTORNEY AT LAW

*Copies to Comm. &*

*12P+TC*

*438*



P. O. BOX 133  
KEALAKEKUA, KONA, HAWAII  
PHONE 238-182

December 14, 1962

RECEIVED

DEC 17 1962

State of Hawaii  
LAND USE COMMISSION

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

Re: SP(T) 62-33, 8-1-7:14, Subdivision of 4.02  
acres into two residential lots and one  
access lot. Hajime Nakao, owner.

Dear Sir:

I am making a special appeal in behalf of Hajime Nakao, applicant, for special permit on the above mentioned property situated in Kona based on the following factors:

- 1) That approximately one-half of the property is not suitable for farming of any kind due to the existence of a pali in the property.
- 2) That several residential homes had been built in the past year which indicate that this area is a growing residential district.
- 3) The limited coffee income from this parcel does not warrant the continuation of coffee cultivation.
- 4) As a result, all of the sons of Mrs. Nakao have relocated to Honolulu, leaving behind Mrs. Nakao, who is over 60 years of age, to take care of the coffee farm.

For the foregoing reasons, a special consideration in behalf of the applicant would be greatly appreciated.

Very truly yours,

*Sumio Nakashima*

Sumio Nakashima

SN:hd

cc: Planning & Traffic Commission  
County of Hawaii, Hilo, Hawaii

Mrs. N. Nakao  
Kealahakua, Hawaii







December 13, 1962

Land Study Bureau  
University of Hawaii  
1801 University Avenue  
Honolulu, Hawaii

Attention: Mr. Frederick E. Dunn, Director

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Maui and the County of Hawaii as follows:

<u>Tract No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(Y) 62-34 Benigno Higuel	4-1-10; 39	Construction of four additional dwellings on a 1.10 acre parcel
<u>Maui, Maui</u>		
A(Y) 62-22 Ted James	2-3-05; 9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(Y) 62-29 Y. L. Liao	6-2-10; For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(Y) 62-30 Masataro Hayata	2-4-31; For. 8	Creation of a one acre residential lot from a 20.03 acre parcel.
SP(Y) 62-31 Yousir Loupog and Rinal Simpliciano	3-5-04; 54	Subdivision of existing parcel into two residential lots.
SP(Y) 62-32 Shigeji Yamagata	7-9-10; 21	Create 1½ acre residential lot from a 10 acre parcel.



Land Study Bureau  
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December 13, 1962

<u>Tract No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Remarks</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-33 Hajini Nakeo	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Lapche	7-3-66: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 3	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 425 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailuku, Maui items</u>		
Courthouse of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

B. J. DASHALL  
EXECUTIVE OFFICER



December 13, 1962

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

Attention: Mr. L. J. Watson

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, County of Maui and the County of Hawaii as follows:

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(Y) 62-34 Benigno Niguel	4-1-10: 39	Construction of four additional dwellings on a 1.10 acre parcel.
A(Y) 62-21 Cadisha Investment Company	3-7-03: 10	Change from an Agricultural district to an Urban district designation.
<u>Waileke, Maui</u>		
A(Y) 62-22 Ted Jones	2-3-05: 9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(Y) 62-29 Y. L. Liu	3-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(Y) 62-30 Masatero Nagata	2-4-31: For. 3	Creation of a one acre residential lot from a 20.05 acre parcel.



Board of Water Supply  
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December 13, 1962

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(Y) 62-31 Tenor Leong and Nisal Simpliciano	9-5-64: 54	Subdivision of existing parcel into two residential lots.
SP(Y) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(Y) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(Y) 62-35 Louise Kapeho	7-3-66: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(Y) 62-23 Shunichi Ariwani	2-2-46: 5	Change from an Agricultural district to an urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailuku, Maui items</u>		
Courtroom of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

E. J. DAVENEL  
Executive Officer



December 13, 1962

Department of Health  
Kinsau Hale  
Honolulu, Hawaii

Attention: Mr. B. J. McMorrow

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, the County of Maui, and the County of Hawaii as follows:

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10:39	Construction of four additional dwellings on a 1.10 acre parcel.
A(T) 62-21 Cedinha Investment Company	8-7-03:10	Change from an Agricultural district to an Urban district designation.
<u>Maui, Maui</u>		
A(T) 62-22 Ted James	2-3-05:9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(T) 62-29 Y. L. Liao	8-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Nagata	2-4-31: For. 8	Creation of a one acre residential lot from a 20.05 acre parcel.



<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-31 Tomar Loupog and Rizal Simpliciano	5-5-04: 34	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajind Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii items</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Hailuku, Maui item</u>		
Courtroom of the 2nd Circuit Court Hailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these meetings.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Ref. No. LUC 274

November 30, 1962

Mr. and Mrs. Hajimi Nakao  
697 S King Street  
Honolulu, Hawaii

Dear Mr. and Mrs. Nakao:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on December 21, 1962, at 7:30 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii. Your application for Special Permit will be heard at that time.

Publication of the Legal Notice will appear in the Honolulu Star-Bulletin on December 1, 1962.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Ref. No. LUC 276

November 30, 1962

The Honorable Members of the  
Board of Supervisors  
County of Hawaii  
County Building  
Hilo, Hawaii

Attention: The Honorable Thomas K. Cook, Chairman  
and Executive Officer

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 Hawaii on December 21, 1962, at 7:30 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii.

Applications for Special Permit by Y. L. Limu, Masatare Nagata, Tomar Lompog and Rinal Simpliciano, Shigeji Yamagata, Hajimi Nakao and Louise Kapehe; and a petition for change of Temporary District Boundary from Agriculture to Urban classification by Shunichi Arizumi. Copies of these applications and petition 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

For REPLY c/Koyanagi



Ref. No. LUC 275

November 30, 1962

Planning and Traffic Commission  
County of Hawaii  
County Building  
Hilo, Hawaii

Attention: Mr. Hiroshi Kasamoto, Director

Gentlemen;

The State Land Use Commission has requested me to obtain your recommendation and comments for the following matter, pending before the Commission, to be heard within the County of Hawaii on December 21, 1962, at 7:30 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii.

An application for Special Permit for subdivision of 4.02 acres into two residential lots and one access lot by Hajimi Nakao of which a copy of the application is 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

Enclosure



# NOTICE OF PUBLIC HEARING

TO CONSIDER (1) APPLICATIONS FOR SPECIAL PERMIT AND,  
(2) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY  
WITHIN THE COUNTY OF HAWAII, BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by a Field Officer of the Land Use Commission of the State of Hawaii in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii on December 21, 1962, at 7:30 p.m., or as soon as thereafter as those interested may be heard, to consider a petition for change of Temporary District Boundary and applications for Special Permit within the County of Hawaii as provided for in SECTION 2, Sections 6, 7, and 11, Act 187, Session Laws of Hawaii, 1961.

## Special Permit Applications to be heard:

<u>Docket Number and Applicant</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
SP(T) 62-29 Y. L. Liao	8-2-10: Por. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Negata	2-4-31: Por. 8	Creation of a one acre residential lot from a 20.05 acre parcel.
SP(T) 62-31 Tomar Lompog and Simpliciano, Rizal	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.

## Petition for Change of Temporary District Boundary to be heard:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Maps showing the area under consideration for Special Permit and petition for change of Temporary District Boundary and copies of the rules and regulations governing the application for the above are on file in the offices of the Hawaii County Planning and Traffic Commission, and the Land Use Commission



and are open to the public for inspection during office hours.

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

LAND USE COMMISSION

E. C. BRYAN, Chairman  
E. C. BRYAN

R. J. DARNELL, Executive  
R. J. DARNELL Officer

(Legal ad - 2 cols. w/border)  
(To appear December 1, 1962 )  
(THE HONOLULU STAR-BULLETIN )