

GOUVEIA, John

SP(T) 62-37

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
NOV 23 1967
This space for official use

Date Application and Fee received by LIC State of Hawaii
LAND USE COMMISSION

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 _____, for the following-described purpose:

Description of property: TAX MAP KEY
Being a portion of R.P. 8217, L.C.Aw. 3660 to John P. Munn and a portion of Allotment 58, 59 and 60 of the Holualoa 1 and 2 Partition (Said partition being a portion of R.P. 4475, L.C.Aw. 7713:43 to V. Kamamalu) at Holualoa, Kona, Hawaii

Petitioner's interest in subject property:
Owner 7-6-11-20

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

Both parcels, 2-A and 2-B, (See subdivision plan) have houses on them and have been used as houselots in the past. At this time I wish to sell Parcel 2-A and retain parcel 2-B for myself. In the past, no agricultural business has been conducted on these premises.

Signature(s) John Gouveia
John Gouveia

Address: Box 108, Holualoa Post Office
Holualoa, Kona, Hawaii
Telephone: 246 265

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) W. M. Mullahey

For (agency) L.U.C.

State Form B14

STATE OF HAWAII

LAND USE Commission
426 Ploow St., Honolulu

Department, Bureau or Commission

OFFICIAL NO. 28
RECEIPT

Nov. 23, 1962

RECEIVED from John Gouveia

Fifty 20/100

DOLLARS

For Public Hearing by the Land Use Commission for
Special Permit for property on Hawaii

\$ 50.00

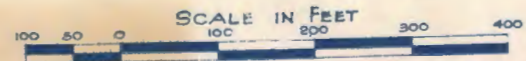
Arthur C. King

Public Accountant

Ch. #185 Bank

Reduced and Copy by
THE BLUE PRINT CO
88 S. QUEEN STREET Phone 66148
JAN. 1960

Dwg. No. : 2646
Source : Holualoa Partition Map
By : I.K.H. & S.L.C. - March 1936



MAKAI PORTION, HOLUALOA 1st & 2nd PARTITION, NORTH KONA, HAWAII.



Dropped Parcel 6,5.

THIRD ZONE	DIVISION SEC.	PLAT
7	6	11

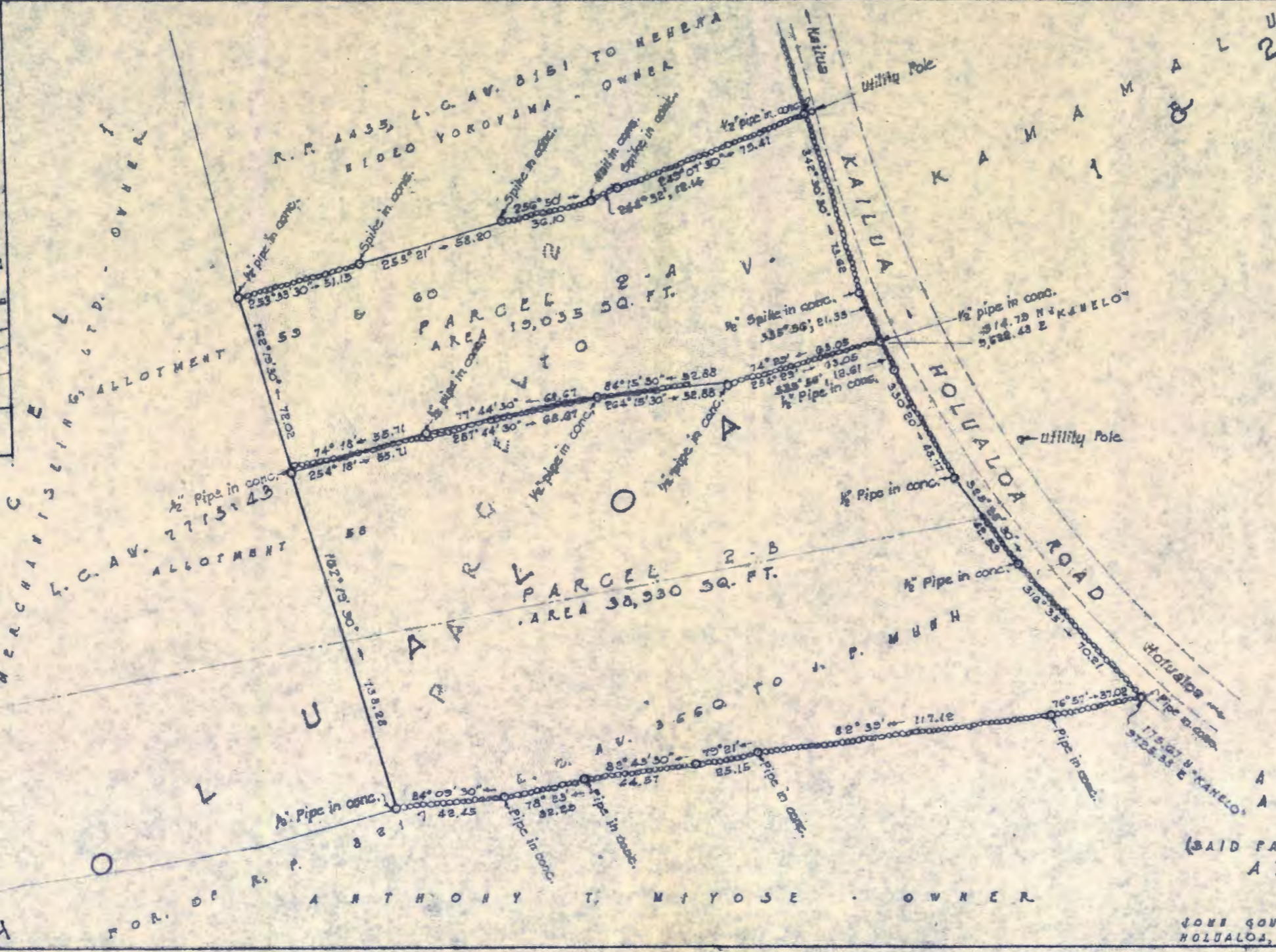
CONTAINING PARCELS
SCALE: 1 in. = 100 FT.

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED



GENERAL LOCATION PLAN
SCALE 1/4 INCH = 1 MILE



PLAN SHOWING SUBDIVISION OF
A PORTION OF R.P. 8217 L.C. AV. 3660 TO JOHN P. MUNN
AND A PORTION OF ALLOTMENT 58, 59, & 60
OF THE HOLUALOA 1 AND 2 PARTITION
(SAID PARTITION BEING A PORTION OF R.P. 4425, L.C. AV. 7713:43 TO V. KAMAHALA)
AT HOLUALOA 1 AND 2, NORTH KONA, HAWAII

SCALE 1/4 INCH = 50 FEET

JOHN GONVIZ - SUBDIVIDER
HOLUALOA, N. KONA, HAWAII
JOHN D. VEERS - SURVEYOR
KEAHOU, N. KONA, HAWAII
TAX MAP KEY 132-DIV, 7-6-61
DATE 1 NOVEMBER 5, 1962

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 offices 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

Masanori Kushi
Aketo Maebo
Richard Warfield

ABSENT: Edward Arango
Roy Mento
Herman Mulder
William Stearns

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 a special use permit rather than rezoning:
 - a. Vierra and Toledo - Puukapu, Kohala
 - b. Richard Warfield - Keen, Kona
 - c. Hayselden Ranch, Ltd. - Kiolakaan, Kauai

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 plans to rezone an area of approximately 500 acres in Keen, Kona, Hawaii.

Formerly, the area in question was used as a road along the government highway as shown on the attached map. The area is now used as a road for the farmers.

The area in question begins from a point north of the intersection south of the junction at Mamalahoe Highway and the Middle Road. The area involved, the owners were questioned about the question of whether access which are not readily available. The area is road-districtly a fee 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 final 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 possibility of dedication to agricultural uses, and other matters will be discussed. The motion was seconded by Mr. Stevens, and carried.

4. REVIEW TOSHITO MAEBO, ET AL.
VARIANCE REQUEST
- A review of conditions and details of Toshi Maebo, et al., application for a variance 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 given the same consideration.

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

5. SPECIAL USE PERMIT LAND USE COMMISSION JOHN GOUVELA HAJIME NAKAO
- The application of John Gouvela 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 seconded by 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 provision was previously approved by the Planning and Traffic Commission at a 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 carried by Mr. Griffin, seconded by Mrs. Carlsmith, and carried.

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

By _____



504
RECEIVED

JAN 23 1963

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII

State of Hawaii
LAND USE COMMISSION

January 17, 1963

IN REPLY REFER
TO: C-12/PWC-1

Refer Your: LUC #322

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

Dear Mr. Darnell:

Re: Special Permit Application - John Gouveia

Further to your letter of December 21, 1962, with regard to the above-subject matter, the Board of Supervisors, upon recommendation of its Committee on Public Works, placed your letter on file at its meeting of January 16, 1963.

Very truly yours,

M. M. Kaaua
(Mrs.) Margaret M. Kaaua
COUNTY CLERK

W

PERMANENT RECORD

SOUTHWORTH

75% COTTON FIBER CONTENT

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 Lasing 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 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. DANIELL
EXECUTIVE OFFICER

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File	(1) 62-37
Applicant(s)	John Couvris
Public Hearing at	Hilo, Hawaii
on	January 3, 1963

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, DK 7-6-11: 20

for the following purpose(s):

The right to subdivide the subject parcel into two residential lots.

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 the use granted above.

(Signed) _____

(Title) EXECUTIVE OFFICER

Date of Grant January 22, 1963

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP/62-37
DATE Jan. 22, 1967
PLACE LUC Hearnsey Room
TIME _____

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

COMMENTS:

Moves For Approve the application
Subject to county approval.

Ref. No. LUC 370

January 18, 1963

**Mr. John Gouveia
Box 108, Holualoa Post Office
Holualoa, Kona, Hawaii**

Dear Mr. Gouveia:

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**

RECEIVED

471

JAN 3 1963

Refer: C-12

MEMORANDUM

State of Hawaii
LAND USE COMMISSION

TO Mr. R. J. Darnell

DATE December 28, 1962

RE: Application for Special Permit -
John Gouveia

Your letter of December 21, 1962, with regard to the above-subject matter, has been received and referred to the Board of Supervisors' Committee on Public Works for recommendation.

When the Committee submits its recommendations to the Board, we will then advise you of the action taken on your letter.

Handwritten initials

M. M. Kaawa
Signature

**NOTICE OF PUBLIC HEARING
TO CONSIDER AN APPLICATION
FOR SPECIAL PERMIT 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 January 3, 1963, at 7:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit, within the County of Hawaii, as provided for in SECTION 2, Sections 7 and 11, Act 187, Session Laws of Hawaii 1961.

<u>Docket Number and Applicant</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
SP(T) 62-37 John Gouveia	7-6-11, 20	Subdivide a 1.33 acre parcel into two residential lots.

Maps showing the area under consideration for Special Permit and copies of the rules and regulations governing the application for Special Permit 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 may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of the public 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 Office
R. J. DARNELL

(5-B, Dec. 14, 1962)

PL/ IING AND TRAFFIC COMMISS J

County of Hawaii
Hilo, Hawaii

MEMORANDUM

RECEIVED

Date December 14, 1962

DEC 14 1962

To Mr. Rowland Darnell

From Hiroshi Kasamoto

State of Hawaii
LAND USE COMMISSION

Subject _____

Enclosed is the subdivision map of John Gouveia as requested. We would appreciate your returning this map and the others sent earlier as soon as you are through using them.

Thank you.

RD:
Did we receive any additional ones
for John Gouveia -
my record shows this is
first recd



RECEIVED

DEC 21 1962

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

State of Hawaii
LAND USE COMMISSION

December 19, 1962

452 7/1

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

Hiroshi Kasamoto
Director

lat

cc Chairman & Bd. of Supervisors

M

RECEIVED

DEC 21 1962

State of Hawaii
LAND USE COMMISSION

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

Masanori 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 permit rather than rezoning:

- a. Vierra and Toledo - Puukapu, Kohala
- b. Richard Warfield - Keeli, 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 Keeli, 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 protests from the farmers.

The area in question begins from a point north of the Honaunau School to land south of the junction at Mamalahoa Highway and the Middle Road. Because of the large area involved, the members were cautioned about the question of water supply and access which are not readily available. The area is predominantly coffee land in fee 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
TOSHITO MAEBO, ET AL.
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 practices. Proper landscaping was also taken into consideration.

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

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


The Committee recommended approval of the request because there is no change in the existing condition on a motion of Mr. Griffin and 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 July 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 moved by Mr. Griffin, seconded by Mrs. Carlsmith, and carried.

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

Respectfully submitted,


(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

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



Ref. No. LUC 323

December 26, 1962

Mr. John Gouveia
Box 108, Holualoa Post Office
Holualoa, Kona, Hawaii

Dear Mr. Gouveia:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on January 3, 1963, at 7:00 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 has appeared in the Honolulu Star-Bulletin on December 14, 1962 and will appear in the Hilo Tribune on January 2, 1963.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 322

December 21, 1962

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

Attention: The Honorable Helens H. Hale, Chairman
and Executive Officer

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 January 3, 1963, at 7:00 p.m., in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii.

An application for Special Permit to subdivide a 1.33 acre parcel into two residential lots by John Gouveia 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 AN APPLICATION FOR SPECIAL PERMIT 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 January 3, 1963 at 7:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit, within the County of Hawaii, as provided for in SECTION 2, Sections 7 and 11, Act 187, Session Laws of Hawaii 1961.

Docket Number
and Applicant

Tax Map Key

Permission Requested

SP(T) 62-37
John Gouveia

7-6-11: 20

Subdivide a 1.33 acre parcel
into two residential lots.

Maps showing the area under consideration for Special Permit and copies of the rules and regulations governing the application for Special Permit 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 may be filed with the Land Use Commission, 426

Queen Street, Honolulu, Hawaii, before the date of the public 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

(Legal ad - 2 cols. w/border)
(To appear December 14, 1962)
(THE HONOLULU STAR-BULLETIN)