

ZANE, Archie

SP(T) 63-2



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM Archie 2nd  
DATE 11/1/63  
PLACE 2nd Hearing Room  
TIME 12:00 n.

NAMES	YES	NO	ABSTAIN	ABSENT
<u>Leslie Wong</u> <u>KANEMOTO, E.</u>	✓			
<u>Goro Inaba</u> <u>WILLIAMS, R.</u>	✓			
<u>Charles OTA</u> <u>FRIEL, S.</u>	✓			
<u>Robert Wentam</u> <u>SUNN, F.</u>	✓			
<u>C. E. S. Byrns</u> <u>ICE, Y.</u>				✓
<u>Shiro Hishimaru</u> <u>GRECC, W.</u>	✓			
<u>Shelley Mark</u> <u>LOMBARDI, F.</u>	✓			
<u>James Perry</u> <u>COOK, E. H.</u>				✓
<u>Myron B. Thompson</u> <u>BRYAN, E.</u>	✓			

COMMENTS: Motion Carried  
Change districting along Kaimanawa to Urban?  
stop to check in final districting.



Ref. No. LUC 717

November 6, 1963

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

Attention: Mr. Edgar A. Hamazu, Planning Director

Gentlemen:

Under the authority of the Land Use Commission I am transmitting to you the special permit grants to Mr. Archie Zane and the Honolulu Gas Equipment Company awarded by the Commission at its meeting on November 1, 1963 in Honolulu.

It is requested that these grants be served to the applicants along with such awards and conditional awards as you have elected to make.

You are advised that the Land Use Commission's grant to Mr. Zane was in part based on favorable recommendations made by its staff. However, the Commission's staff feels that in order to avoid default of later petitions of a similar nature such petitioners should be advised to request a change of the Commission's boundaries instead of applying for special permit.

Act 205/SLH 1963 in part clearly avers to granting special permits for "certain unusual and reasonable uses" but does not provide for permit grants under any other circumstances. Thus whenever urban uses are petitioned for in an area contiguous to an urban district, the appropriate alternative to the petitioner is to request a boundary change. In this way the petition is less likely to be denied because of procedural default.

Enyle-11



Planning and Traffic Commission

November 6, 1963

Page 2

I hope in the near future to discuss problems and prospects of the land use law with your staff in Hilo and will want to exchange views on the establishment of the final district boundaries under Act 205/SLH 1963 with you and your staff.

Sincerely,

R. YAMASHITA  
Executive Officer

Enclosures

cc: Mr. Archie Zane  
Honolulu Gas Equipment Company  
Attn: Mr. R. E. Robb, Vice President



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

Applicant Archie Zane

Date of Grant November 1, 1963

Meeting Place LUC Hearing Room  
Honolulu, Hawaii

Date Grant Forwarded November 6, 1963

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to considerations required by the provisions of Act 205, SLH 1963, hereby grants special permission to use the following described property:

(County) Hawaii (Island) Hawaii  
Tax Map Key 2-5-06: 113

for the following purpose(s):  
Construction of a single-family dwelling unit on a lot 23,729 square feet  
in area on which now exist two single-family dwelling units.

subject to the following conditions, in the interest(s) of  
None.

(Signed) R. YAMASHITA

(Title) EXECUTIVE OFFICER



LAND USE COMMISSION  
STATE OF HAWAII

Minutes of Meeting

Hearing Room

Honolulu, Hawaii

10:00 A.M. - November 1, 1963

Commissioners

Present:

Goro Inaba  
Shelley Mark  
Shiro Nishimura  
Charles S. Ota  
Myron B. Thompson  
Robert G. Wenkam  
Leslie E. L. Wung

Absent:

James P. Ferry

Staff

Present:

Raymond Yamashita, Executive Officer  
Gordon Soh, Planning & Economic Development  
Roy Takeyama, Legal Counsel  
Richard Mar, Assistant Planner  
Alberta L. Kai, Stenographer

Present:

Alan L. Goodfader, Honolulu Advertiser

The meeting was called to order by Acting Chairman Thompson followed by an opening prayer.

MINUTES AND TRANSCRIPTS

Mr. Soh offered the following suggestion to the Commission as to how it may want to keep a record of its proceedings.

A prepared summary of what transpired on a certain date which would be circulated well advanced to the Commission for their review and adoption at its next meeting; and a detailed transcript of Commission's meeting, hearing, and conference which would be available to Commission members upon request.

Mr. Soh stated that the brief form method was a disadvantage in light that it lost all the important details, and therefore felt it more



advantageous and desirable to have a detailed transcript. Chairman Thompson asked whether this would mean that the minutes would be transcribed from the tape in total and then summarized? Mr. Soh replied that it would be desirable to have someone at hand to take stenographic notes in addition to the practice of the tape recorder. Chairman Thompson stated, "We don't have this at the moment, I assume." Mr. Soh replied that because of the workload considerations it is something to be aspired to but at the present time not entirely practical. Chairman Thompson asked, "How was this handled in the past?" Mr. Soh replied, "The minutes as prepared by the Commission's staff were essentially minutes of the entire proceedings in brief form." Mr. Soh stated that for the benefit of the Commission and for all practical purposes the brief form minutes would suffice as the Commission will find themselves pressed for time. He added that for the purpose of ascertaining a particular or specific point, a very detailed discussion of what went on may be of value. After a lengthy discussion on this subject, it was the consensus of the Commission to continue the use of the tape recorder for a matter of record and to improve on it; and transcribe the minutes verbatim when necessary and upon request.

#### VOTE RECORD

Mr. Takeyama informed the Commission that any action that the Commission take (relating to granting of petitions, special permits) be by individual calling of names, so that a definite check on the side to see whether the person voted yes, no or, abstain, could be made. (A format of this procedure is on file.)

#### ADOPTION OF OCTOBER 11 AND 18, 1963 MINUTES

The minutes of October 11 and 18, 1963 meetings were accepted as circulated to the Commission.

#### SCHEDULE FOR HEARING OF PETITIONS

Two proposed schedules, Plans I and II, were circulated to each Commissioner for consideration. Plan II is a more condensed schedule but both plans take into account all the legal requirements in scheduling and advertising, and action to be taken by the Commission following the hearing. Mr. Soh informed the Commission that with the exception of one petition, by H.W.B. White, all petitions met the legal requirements by law. In respond to a question by the Chairman in regard to H.W.B. White's petition, Legal Counsel replied that this could not be helped as the petition was received in January 1963 and this Commission was appointed on October 11, 1963.

After discussing the two proposed plans Commissioner Wung moved to amend the schedule of November 29 and 30, 1963, which was seconded by Commissioner Nishimura as follows:



The public hearing scheduled for November 30, 1963 at 1:00 p.m. on Oahu be moved to November 30, 1963 in the morning on Oahu; the public hearing scheduled for November 29, 1963 at 7:00 p.m. on Kauai be moved to November 30, 1963 in the afternoon on Kauai; and the presentation by Kauai Planning Director scheduled for November 30, 1963 at 9:00 a.m. on Kauai be moved to November 30, 1963 at night on Kauai.

Discussion: Mr. Soh informed the Commissioners of the telephone call he had received from Mr. Lee of the City Planning Department who offered to present their recommendations with respect to the determination of the final district boundaries and the creation of the Rural district on November 22, 1963 at 10:00 a.m. It was the Commission's wish that the staff inform the City Planning Department whether they could work their schedule in with the Commission's schedule for November 30, 1963.

Motion carried unanimously.

Commissioner Mark moved that the Commission tentatively adopt Plan II subject to any conference that may follow by commission members, incorporating the last motion for amendment as adopted; seconded by Commissioner Ota. Motion carried unanimously.

A few minor questions were cleared concerning the adopted Plan II with no additional changes.

It was requested by Commissioner Wenkam that further study on the possibility of using charter flights be made by the staff.

#### SPECIAL PERMITS

APPLICATION OF HELEN AND JOSEPH VIERRA (SP(T)63-46), FOR SPECIAL PERMIT TO CONSTRUCT AN ADDITIONAL SINGLE-FAMILY DWELLING ON A 15,643 SQUARE FOOT PARCEL OF LAND IN WAIMANALO VALLEY, KOOLAUPOKO, OAHU: Described as First Division, TMK 4-1-25: 30.

Mr. Soh pointed out and described the area and request involved. He stated that the City Planning Commission's recommendation was for denial and that the staff's recommendation was also for denial. Copies of the staff's report were circulated to each Commissioner.

Commissioner Wung asked Mr. Soh, "How much does that whole area encompass?" Mr. Soh replied, "Approximately 15,000 sq. ft." He added that the petition indicates that there are already three dwelling units on it.



Commissioner Wenkam moved to denied the request of Helen and Joseph Vierra for special permit according to the staff's recommendation; seconded by Commissioner Nishimura.

The Chairman polled the Commissioners. Approval: Commissioners Inaba, Ota, Wenkam, Nishimura, Mark, and Chairman Thompson. Disapproval: Commissioner Wung.

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APPLICATION OF ARCHIE ZANE FOR SPECIAL PERMIT TO CONSTRUCT A SINGLE-FAMILY DWELLING ON A 23,729 SQUARE FOOT LOT ON WHICH TWO OTHER SINGLE-FAMILY DWELLING UNITS ALREADY EXIST: Described as TMK 2-5-06: 113

Mr. Soh pointed out and described the area and request involved. The staff concurred with the recommendation of the Hawaii County Planning and Traffic Commission and recommended that the Commission in the establishment of the final district boundaries extend the urban lines to include the Zane property. The staff's report was circulated to each Commissioner.

Commissioner Inaba moved for acceptance of Archie Zane's request for special permit according to the County's findings; seconded by Commissioner Wung.

Discussion: Legal Counsel requested that the Chairman write to each county planning commission for their kokua in providing this Commission with as much information on each special permit request that comes before this Commission for its determination.

The Chairman polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Nishimura, Mark, and Chairman Thompson. Disapproval: None.

The staff's recommendation requesting that the Commission consider extending the urban lines to include the Zane property during the final determination of the district boundaries was referred to the staff to follow through.

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APPLICATION OF HONOLULU GAS EQUIPMENT COMPANY FOR SPECIAL PERMIT TO CONSTRUCT A TANK FARM ON A PARCEL OF LAND 75 FEET BY 75 FEET APPROXIMATELY 900 FEET SOUTHEAST OF MAMALAHOA HIGHWAY AND 100 FEET NORTHWEST OF GRANT 5978: Described as TMK 6-7-02: 17

The area and request was described and outlined by Mr. Soh. The staff concurred



with the County's recommendation for approval and recommended that the Commission adjust its boundary lines to include this area in the urban classification when final district determination is made (the staff was in question as to where the line fell which in their determination was very close).

After a lengthy discussion on the matter whether this was proper for the area or not; whether it was in accord with the county's zoning and master plans for the area; or whether precautionary measures were met and therefore, more additional information needed; Commissioner Ota stated that in analyzing the matter there are two problems that this Commission is confronted. One, whether this area is within or out of the boundary lines which the County Planning Commission and the Land Use Commission staff are not certain; two, if it is in the interim agricultural boundary line than a special permit is in order. Commissioner Ota felt that the request would fall into the special permit category as it is a highly unusual type of business. He felt it wasn't a big issue and would not create any future hardship. He also added that it met with the County's approval.

Commissioner Wung moved for approval of the request according to the County's recommendation; seconded by Commissioner Ota.

The Chairman polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Mark, and Chairman Thompson. Disapproval: Commissioner Nishimura.

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APPLICATION OF W.H. SHIPMAN FOR SPECIAL PERMIT TO CONSTRUCT A 20-ACRE INDUSTRIAL SUBDIVISION IN KEAAU, PUNA, HAWAII: Described as TMK 1-6-03.

A brief presentation to apprise the Commission of the request and area involved was given by Mr. Soh.

Highlights of Legal Opinion 63-37 which subject matter was similar to that matter before the Commission were presented by the Legal Counsel. Copies of this opinion were requested by the Commission.

The W.H. Shipman request was deferred to staff for further study and re-presentation to the Commission.

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APPLICATION OF HAWAII AERIAL TRAMWAY CORPORATION FOR SPECIAL PERMIT TO CONSTRUCT AN AERIAL TRAMWAY COVERING APPROXIMATELY 115 ACRES IN LAUNIUPOKO, LAHAINA DISTRICT: Described as TMK 4-7-01: 2.

Mr. Soh apprised the Commission of the area and request. He requested that the staff's recommendation be deferred for further study on the matter.



Commissioner Wung moved that the request be deferred for further study by the staff, which was seconded by Commissioner Wenkam.

Discussion: Mr. Soh stated that he had gathered additional paper information from the County on this matter. Chairman Thompson requested that this information be circulated to the Commission for their information when the matter is to be considered for their review and action.

Motion carried unanimously.

#### AMENDMENT TO INTERIM REGULATIONS

Mr. Soh brought to the attention of the Commission the Land Use Commission's amendment to interim regulations which was not filed with the Lt. Governor's Office. He stated that the amendment becomes effective 10 days after filing. He informed the Commission that records on file show that public hearings were held on this matter, and that adoption of this amendment was taken by the previous Commission. He remarked that the only thing needed to perfect the amendment is to file it with the Lt. Governor's Office.

Commissioner Nishimura moved that the staff file the amendment to interim regulations with the Lt. Governor's Office as soon as possible. It was seconded by Commissioner Wung. Motion carried unanimously.

#### EXECUTIVE OFFICER'S SALARY

Commissioner Mark, speaking as the Director of Planning and Economic Development, stated that he concurred with Dr. Hodge's recommendation that Mr. Yamashita begin at the second step which he believed is a monthly salary of \$968. He stated that he had discussed this with Mr. Yamashita briefly this morning and this would be acceptable as far as he is concerned. Chairman Thompson stated that Dr. Hodge had talked with him briefly over the telephone on this matter and had stated that this step is appropriate as it meets all the requirements of Civil Service.

Commissioner Mark moved that the proposed salary of \$968 be accepted and placed on record by the Commission; seconded by Commissioner Ota. Motion carried unanimously.

#### STAFF REQUIREMENTS

The Executive Officer basing his report simply on the staff requirements gave the following recommendations:

1. That the fourth position for Assistant Planner/Field Officer be filled;
2. That Gordon Soh be authorized to assist the Land Use Commission staff temporarily during the period of its heavy workload;



3. That a full-time hearing type reporter be hired for a specific period of time (up to the end of this fiscal year); then a re-evaluation of the situation to see if additional stenographic help will be needed beyond that period.

He stated that he reviewed the operating budget and found that there was a surplus of \$5,000 (\$3,000 in reserve and \$2,000 from the first quarter). He requested that the Commission approve his recommendations, stating that this can be further worked out on the staff level and with Dr. Mark.

Commissioner Mark speaking as Director of the Department stated that the Department also has a heavy workload; but remarked, "Since Mr. Soh is familiar with the function of this Commission and has been involved in it up to now, I see no reason why he could not continue." (It was agreed that the loan would be approximately to the beginning of next year.) He emphasized that the Department's needs would still be primary.

Concerning the fourth position for Assistant Planner, Dr. Mark stated that he had just signed a payroll reallocation that Richard Mar be qualified as assistant planner and would be a member of the Land Use Commission staff. The Executive Officer concurred with the Department's recommendation.

A short interview was held between the Commission and Mr. Mar.

Commissioner Wenkam moved to hire Richard Mar for the Assistant Planner's position; seconded by Commissioner Wung. Motion carried unanimously.

Dr. Mark stated, "As far as the hearings reporter is concerned, I think it is desirable and understand that the funds are available in the budget. Will this service be needed for special occasions or consistently for a time on a temporary contract?" The Executive Officer replied, "It would be needed consistently for a time on a temporary basis." Dr. Mark suggested that a top rate stenographer be hired instead of a hearings type reporter. He felt that a hearings type reporter denoted a specific job.

Commissioner Wung moved that a stenographer on a temporary contractual basis be hired; seconded by Commissioner Wenkam. Motion carried unanimously.

Commissioner Wung stated that it has come to his attention that upon Mr. Yamashita's appointment, the Governor's Office was not informed of this. Commissioner Wung moved that a letter of courtesy be sent to the Governor informing him of Mr. Yamashita's appointment; seconded by Commissioner Ota. Motion carried unanimously.

#### KEAPUKA-KANEOHE SUBDIVISION

The Executive Officer stated that the Keapuka-Kaneohe Subdivision matter was just a question whether the subdivision was within the interim urban



district lines or not. He stated that the staff wrote a letter to the City Planning Department which stated in part that the subdivision was within the interim urban district lines. This letter was made part of the record.

#### TRUST FUND

Mr. Soh informed the Commission that during a routine check by the Field Auditing Division of the Accounting and General Services the following comments were stated in the Auditor's Report:

1. That an opinion should be obtained on the legality of the fees collected and deposited in the Land Use Commission's trust fund; and
2. That an opinion should be obtained on how these monies in the Land Use Commission's trust fund should be disbursed.

Chairman Thompson requested that the matter be referred to the Legal Counsel and that a copy of the Auditor's Report on this matter be transmitted to Legal Counsel and then reviewed again by the Commission at a later date.

#### COMMUNICATION

Mr. Soh stated that he felt there was an obligation to apprise the Commission of the communications that the staff has received and replied in their behalf. He presented an abstract of those communications which he felt were important enough for their attention and asked whether this would suffice rather than the full reading of Commission's communications. He stated that the determination of what communications should be included in the abstract would be left to the Executive Officer, and that hopefully enough of these would be included to arouse the Commissioners curiosity to consult the offices files.

The suggested abstract of commission's communications was accepted by the Commission.

#### WORK PROGRAM

The following tentative work schedule was proposed by the Executive Officer and submitted and accepted as record by the Commission:

1. Standards for districting. Preliminary standards of the four districts are to be prepared by the staff and reviewed by the Counties for their recommendations and comments.

Members are to familiarize themselves with their respective county district lines enough so they will be experts on any subject brought before the Commission on his county.



2. Working Relationship with Counties. Personal contacts with county officials to develop a closer and better working relationship was recommended.

Members were requested to contact their respective county officials (Chairman and Director of Planning Commission, County Chairman and/or Board Members) to invite them to participate in an orientation session on state zoning wherein they will submit their recommendations of the land use districts in their county. A tentative schedule was set and each member was to reply to the executive officer by November 4, 1963.

3. Final Land Use Districts and Land Use Regulations. A deadline set for early December was recommended. This would give the members ample time to discuss and adjust whatever they want to the district lines and regulations. The establishment of the district lines and regulations will be based on county recommendations, consultant's report and staff's own judgment.
4. Early LUC Deliberation on Conservation District. It was recommended that the consultant's report will be used as a starting point to follow, with adjustments and improvements, for the proposed Conservation district which can be considered and tentatively adopted at an early date in November.
5. Drafting. Commissioner Mark volunteered to help work out the additional drafting help that will be needed.
6. Land Use Regulations & Rules of Practice and Procedure. Legal Counsel's assistance was called upon to review the existing Rules of Practice and Procedure in view of Act 205, and to review the Land Use Regulations and submit his recommendations on these.
7. It was recommended that one field officer will have to be assigned to keep track of all pending petitions now before the Land Use Commission. This will require field investigations, evaluation, analyzing, etc. (This assignment was given to Mr. Soh.)

It was recommended that, within legal limitations, all hearings be postponed to as late a date as possible in order that the Commission may accomplish its primary mission and objective of setting up the land use district lines and regulations.

#### OTHER NEW BUSINESS

Chairman Thompson stated that there is a communication that was submitted to the Land Use Commission by the Hawaiian Homes Commission in March 1962 regarding the use of land out in Waimanalo, which a copy had been sent to him. He asked



whether there were other requests of this nature pending before this Commission.

Mr. Soh stated that this letter may have been submitted with respect to the interim boundaries which Commission acted on in April of that year. This would be in a nature of a protest. We do have requests of this nature on file.

Chairman Thompson asked if there are other protests that go back to that time that need to be considered.

Mr. Soh stated that we have a sizeable volume of protests to take into account. I think the thinking has been that these protests would be taken into account in the adoption of the final district boundaries. My impression might be incorrect.

Chairman Thompson requested that this matter be looked into and re-presented at the Commission's next meeting.

The Commission's next meeting was uncalled until the Executive Officer had a chance to work up a schedule, otherwise it was set for November 30, 1963.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,



ALBERTA L. KAI  
Stenographer



STATE OF HAWAII  
LAND USE COMMISSION

LUC Hearing Room  
426 Queen Street, Honolulu, Hawaii

10:00 A.M.  
November 1, 1963

STAFF REPORT

ARCHIE ZANE

Temporary District Classification: AGRICULTURAL

Background

The Planning and Traffic Commission of the County of Hawaii has transmitted to the Land Use Commission an application by Archie Zane for a special permit to construct a single-family dwelling on a 23,729 square foot lot on which two other single-family dwelling units already exist.

The property to which the Zane application relates lies Puna side of Kaumana Drive. The use and character of lands fronting Kaumana Drive is chiefly residential except that between Kaumana School and the Kaumana subdivision the residential development is also interspersed with lots overgrown with brush.

The area mauka of Kaumana Drive and beyond the house lots appears to be partly in sugar cane; the area Puna side of the drive and below the residential subdivision is covered with chaparral.

The lots along Kaumana Drive, well beyond Kaumana School, are served by a six or an eight inch water line. Mr. Zane is alleged to have completed a new cesspool to serve the house he hopes to build. Kaumana School is approximate 1,000 yards from the lot. Your staff did not note where the nearest fire station was located.



The report of the Hawaii Planning and Traffic Commission states that "The land is covered with pahoehoe lava, and relatively bare except for scattering of indigenous plants, mainly guava." The report further states that "The land is in the State Agricultural Zoned District, however, it is not being used nor ever was used for agricultural pursuit."

#### Analysis

The staff believes that the area immediately fronting Kaumana Drive is not essential to agriculture and feels that the urban sprawl already much in evidence along the drive is an accomplished fact. A little over a half mile toward Hilo from the "Zane" property a new subdivision attests to the deepening urban development in the wake of the strip development along Kaumana Drive.

On the other side of the "Zane" property lies a small urban area which in the staff's opinion should be consolidated with the Hilo urban district lines. The span between the two districts is approximately 2,000 feet, more if the span is measured along the curvilinear road.

#### Recommendation

The staff concurs in the recommendation of the Hawaii County Planning and Traffic Commission and wishes to add that in the establishment of the final district boundaries the urban lines be extended to include the Zane property. There is no record of a land dedication to agricultural use in this area (TMK section map 2-5, third division) so that no disservice is done to farmers in this respect.

In making this recommendation the staff is aware of the number of subdivisions that have occurred in this area and feel that the sum of all such effort will one day necessitate improvement of Kaumana Drive.



Ref. No. LUC 637

August 13, 1963

Mr. Archie Zane  
700 Hinano Street  
Hilo, Hawaii

Dear Mr. Zane:

This is to inform you of the status of your application for Special Permit which received an affirmative decision from the Hawaii County Planning & Traffic Commission. Your application for Special Permit has been forwarded to this office for the review and final action by the Land Use Commission.

Your application will be reviewed by the Land Use Commission shortly after their appointment; indications point toward the naming of a new commission on or before September 1, 1963.

You will be notified of developments pertaining to your application as they occur. Thank you for your patience shown thus far.

Very truly yours,

W. M. MULLAHEY  
ACTING EXECUTIVE OFFICER



PLANNING AND TRAFFIC COMMISSION  
County of Hawaii  
July 16, 1963

The Planning and Traffic Commission met in regular session at 1:13 p.m., in the Conference Room of the County Board of Supervisors, with Chairman Robert M. Yamada presiding.

PRESENT: Robert M. Yamada

Seiji Aoyagi

Maxine Carlsmith

John T. Freitas

Nobuko Fukuda

Walter W. Kimura

Miyoshi Matsushita

Herman Mulder

Herbert J. Perreira

Robert J. Santos

Rufus P. Spalding, Jr.

Edgar A. Hamasu

Raymond H. Suefuji

ABSENT: John Alconera

Marion Baker

Roy Mento

William Stearns

W. M. Mullahey, Land Use Commission

Stanley Gomes, Police Dept.

Martin Kaaua, " "

Guy Paul, " "

Helene H. Hale, County Chairman

Cyril Kanemitsu, Ishikawa & Assoc., Subdiv.

L. N. Nevels, Haw'n Ocean View Estates

Benedict Lui Kwan, Citizens Advisory Comm. for Community Improvement

Richard Miyamoto, " " " " " "

MINUTES

The minutes of the meeting held on June 17, 1963, were approved as circulated on a motion of Mrs.

Carlsmith, second of Mr. Spalding, and carried.

TRAFFIC COMMITTEE  
REPORT

It was moved by Mr. Perreira, seconded by Mrs. Carlsmith, and carried that Item Nos. 1 to 13 inclusive of the Traffic Committee report be approved with

amendments to Item Nos. 6 and 12 as follows:

LOADING ZONE  
KAMEHAMEHA AVENUE

The request was considered for a LOADING AND UNLOADING ZONE on Kamehameha Avenue in front of the D. Y. Lau Building by McCallister Furniture Manu-

facturing, Ltd.

The Commission accepted the recommendation of the Police representative and the Chairman of the Traffic Committee after an on-the-site investigation to create the LOADING ZONE on Kamehameha Avenue from the corner of Furneaux Lane to the end of the first parking stall. The designation will require removal of one stall which does not conform to the requirement and which was previously established illegally.

SPEED LIMIT  
LAUPAHOEHOE BEACH  
PARK ROAD

Previously the 20 miles per hour speed limit on the access road to Laupahoehoe Beach Park was deferred. The first three-tenths of a mile distance from the Mamalahoa Highway was recommended for a 20 miles per

hour speed limit and the remaining portion leading to the park area was recommended at 15 miles per hour speed limit, which was approved by the Commission previously.

The present action is to recommend approval of the 20 miles per hour speed limit on the access portion.



SUBDIVISION  
COMMITTEE REPORT

follows:

The Commission voted to accept the recommendation of Item Nos. 1 to 18 inclusive of the Subdivision Committee report with the amendment to Item No. 17 as follows:

ROAD COMPLETION  
ISHIKAWA & ASSOCIATES  
SUBDIVISION

The Commission reconsidered the question of road completion within "Kalapana Vacation Lots Subdivision" at Kalapana, Hawaii.

The representative attended the meeting and stated that the subdivider has in escrow fund with the Bank of Hawaii the sum of \$5,400 and \$7,600 in the attorney's trust fund to make up for the \$13,000, the approximate cost for construction in the first increment.

The Commission voted to grant approval of the four-increment proposition and the extension for road construction and completion by July 2, 1965. The granting of extension will be subject to deposit of \$13,000 with the Bank of Hawaii within 15 days of the notification date and completion of the first increment prior to December 31, 1963, and subsequent completion of each increment be followed by a deposit of the required contract price approved by the Director and completed prior to December 31, 1964, for Increment 2; and the completion of Increments 3 and 4 by July 2, 1965, termination date of the road construction contract.

The meeting was recessed at 2:33 p.m., to conduct a public hearing on the variance request of Puna Hongwanji Mission in Keaau, Puna.

The meeting reconvened at 2:40 p.m.

REPRESENTATION  
OF ADVISORS TO THE  
COMMISSION

In the course of discussion particularly on subdivision matters, many legal and technical questions arise and the members are required to make the right decisions.

For this reason, it was moved by Mr. Freitas, seconded by Mr. Perreira, and carried that the Commission adopt the Committee's recommendation to write a letter to the Chairman and Board of Supervisors calling attention to Section 2 of Ordinance No. 19 which states that the Chairman and Executive Officer of the Board of Supervisors, the County Attorney, the Chief of Police, Fire Chief, and a representative of the Department of Public Works are advisors to the Commission. It was further recommended that the County Chairman request the representatives of the County agencies with mutual interest to attend Committee and Commission meetings as requested. They would include representatives from the County Attorney's Office, Public Works Department, Board of Water Supply and the Health Department. In addition, a liaison member of the Board of Supervisors will be requested to attend.

The meeting was recessed at 2:45 p.m., to conduct a public hearing on the variance request of Waimea Catholic Church in Waimea, South Kohala.

The meeting reconvened at 2:50 p.m.



ROAD STATUS  
HAWAIIAN PARADISE PARK CORP.  
SUBDIVISION

The Director reported that an inquiry was made with the County Attorney's Office as to the amount of money the subdivider is accruing as far as selling of the lots and it was indicated that they are making \$50,000 a month on the lots sold. They could at the present time put up \$200,000 to complete a portion of the remaining road construction and this would be done within the period of 120 days. Arrangements would be made for another period for completion of all the roadways. No legal action was taken by the County Attorney since an out-of-court settlement was effectuated satisfactorily to the County's requirements.

Mr. Santos moved to request that the County Attorney submit a report in writing for our record. The motion was seconded by Mr. Kimura, and carried.

The meeting was recessed at 3:02 p.m., to conduct a public hearing on the request of Archie Zane for a Land Use special permit in Ponahawai, South Hilo.

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The meeting reconvened at 3:10 p.m.

ROAD COMPLETION  
HAWAIIAN OCEAN VIEW ESTATES  
SUBDIVISION

The representative attended the meeting to request final approval for recordation on lots and blocks where roads have been completed. It was pointed out that approval by lots and blocks are unsatisfactory since the subdivider is required to complete the roadways by increments comprising of 502 lots. The affidavit clause under Ordinance No. 207 requires the subdivider and the contractor to submit an affidavit indicating that they have abided by the requirements and that the roads have been completed according to requirements of the Commission before final approval for recordation can be granted to this subdivision.

When the roads are completed in segments within any subdivision, it becomes a policy matter and whether the approval can be handled administratively by staff or presented to the Commission each time the request is made should be decided.

Mr. Santos moved to have matters such as these handled administratively with the Director making a report to the Commission as necessary after submission of affidavits by the developer and the contractor. The motion was seconded by Mr. Spalding, and carried.

The meeting was recessed at 3:12 p.m., to conduct public hearings on the following:

Land Use special permit: W. H. Shipman, Ltd. - Keaau, Puna  
Takeshi Kudo - Keel, South Kona

Variance request: Shuichi Tanaka - Waiakea Homesteads, Waiakea, Hilo

-----  
The meeting reconvened at 3:55 p.m.

MILEAGE AND  
MEAL CHARGES  
COMMISSION MEMBERS

A discussion was held to request for mileage at 11 cents per mile for members traveling great distance to attend the Commission meetings; and in the event meetings are carried over into the meal hour: that the entire Commission be paid for their meals which is within reasonable cost.

Mr. Perreira moved that the Commission request the Chairman and the Board of Supervisors to defray the expenses for meal charges incurred for members and staff whenever meeting is conducted and carried over during meal hours and that allowance be granted and paid on traveling expenses for any member attending the meeting from the outlying district. The motion was seconded by Mr. Freitas, and carried.



ADDITIONAL  
TECHNICAL PERSONNEL

Consideration was given to the justification of the urgent need for two additional technical personnel in order to carry out the present and proposed function of the Commission properly and efficiently and to provide maximum benefit to the public. The two technical personnel requested are Zoning Technician and Subdivision Technician.

Mr. Mulder moved that the Director make the request to the Board of Supervisors in view of the tremendous increase in workload. The motion was seconded by Mr. Perreira, and carried.

The meeting was recessed at 4:00 p.m. to conduct a public hearing on the request of Honolulu Gas Equipment Company for a Land Use special permit in Waimae, South Kohala.

The meeting reconvened at 4:05 p.m.

INTERIM ZONING  
VARIANCE REQUEST  
PUNA HONGWANJI MISSION

After a duly held public hearing on the variance request of Puna Hongwanji Mission to allow the development and construction of a columbarium in Kaaau, Puna, Mr. Perreira moved to grant the variance since the applicant had already started construction prior to granting of a building permit, through an oversight. Adequate parking areas are provided. It was considered a compatible use. The motion was seconded by Mr. Aoyagi, and carried.

INTERIM ZONING VARIANCE  
REQUEST  
WAIMAE CATHOLIC CHURCH

A discussion followed after a duly held public hearing on the variance request of Waimae Catholic Church to allow the development and construction of a 16' x 20' addition to the existing church building in Waimae, South Kohala.

On a motion of Mr. Perreira and second of Mr. Matsushita, the Commission voted to grant the variance.

LAND USE  
SPECIAL PERMIT  
ARCHIE ZANE  
W. H. SHIPMAN, LTD.  
HONOLULU GAS EQUIP. CO.

After a duly held public hearing, a discussion was held on the following for a Land Use special permit: 1) Archie Zane - to allow construction of a single-family dwelling in Ponahawai, South Hilo; 2) W. H. Shipman, Ltd. - to allow an industrial subdivision for the development of light and heavy industries in Kaaau, Puna, Hawaii; and 3) Honolulu Gas Equipment Company - to allow the construction of a bulk-storage facility for Isle Gas.

Since the Land Use Commission regulations stipulate that no decision be made by the Commission until 15 days after the public hearing, Mr. Spalding moved to indicate approval of all three applications pending ratification at the next meeting. The motion was seconded by Mr. Santos, and carried.

LAND USE  
SPECIAL PERMIT  
TAKESHI KUDO

A discussion followed after a duly held public hearing on the request of Takeshi Kudo for a Land Use special permit to allow one-lot single-family residential subdivision in Keel, South Kona.

The applicant wishes to subdivide a 7-acre land presently in the State Agricultural zoned district into one-half acre lot and a large remnant lot. Since the State Land Use Law stipulates that the County Planning Commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified, there is a question whether the subdivision of land may be processed as a special permit by the Planning Director.



Because of the legal question, Mr. Perreira, moved refer the matter to the County Attorney for a legal opinion on the matter. The motion was seconded by Mr. Kimura, and carried.

ZONING VARIANCE  
RESIDENTIAL ZONE A  
SHUICHI TANAKA

After a duly held public hearing on the variance request of Shuichi Tanaka to allow a separate kitchen facility in a Class A Residential District situated in Waiakea Homesteads, Waiakea, South Hilo,

on a parcel containing an area of 32,190 square feet, it was moved by Mr. Mulder, seconded by Mr. Spalding, and carried that the variance be granted since the applicant had inadvertently constructed a duplex on a single-family zoned area, subject to the following conditions:

1. That the proposed use be specifically for the living unit of senior Mr. Tanaka.
2. That upon the termination of said use by said person said use shall be converted to an accessory use to the single-family structure.
3. That said use shall be adequately maintained at all times.

ANNUAL PLANNING  
COMMISSIONERS AND  
DIRECTORS CONFERENCE

The Annual Conference of Planning Commissioners and Directors are being held in Honolulu on August 1 to 3, 1963, to be sponsored by the Planning Commission of the City and County of Honolulu. Participation

in these conferences provide the climate for exchange of planning concepts and discussions of planning problems and their solution.

Because of the time element, the members at the standing committee meeting voted to request the Board of Supervisors to allocate additional funds so that all the Commission members and the staff may be able to participate in planning workshops and exchanges of ideas with Commission members of other Counties. A communication was forwarded to the Board of Supervisors requesting additional \$800 to pay for the necessary expenses of those members attending.

Mr. Perreira moved to ratify the action of the Director. The motion was seconded by Mr. Freitas, and carried.

APPROVAL  
CONSOLIDATION  
OF LOTS

It was moved by Mr. Spalding, seconded by Mr. Perreira, and carried that the following consolidation of lots be approved:

- a. Consolidation of Lot 66, Grant 12871 and Parcel L (5-foot wide utility right-of-way), Piilomua House Lots, 3rd Series Extension, Piilomua, South Hilo, Hawaii. (Minoru Shigeoka)
- b. Consolidation of Parcels A and B of the abandoned Railroad right-of-way Lot 1-A and Lot 3 of the subdivision of Lot 715-A, Waiakea Homesteads, First Series, Waiakea, South Hilo, Hawaii. (Y. C. Akana)

ZONING COMMITTEE  
REPORT

The Commission voted to accept the recommendation of Item Nos. 1 to 4 inclusive of the Zoning Committee report with amendments to Item Nos. 3 and 4

as follows:

REZONING  
RESIDENTIAL ZONE A  
HARRY CHUN-AKANA

The purpose for the rezoning is to permit the applicant to construct a neighborhood store on the property comprising an area of approximately 46,000 square feet and situated on the Puna-mauka corner of

Kawailani Street and Ainaola Drive.



Mr. Ferreira moved to defer action until the next regular meeting on the basis that the various traffic committees have not had a chance to review the traffic problem at the proposed site for the development. The motion was seconded by Mr. Matsushita, and carried by a vote of 5 to 3.

REZONING  
RESIDENTIAL ZONE C  
AGRICULTURAL ZONE 2  
STATE OF HAWAII

A discussion was held on the reconsideration of the rezoning request by the Department of Land and Natural Resources to allow duplex development on 26 acres of State land at Mohouli, Hilo, Hawaii.

The Chairman of the Citizens' Advisory Committee for Community Improvement attended the meeting to endorse the development of each duplex housing on a 15,000 square-foot area for the Kaiko'o Project and its displacees.

It was moved by Mr. Ferreira, seconded by Mr. Mulder, and carried that the Director be authorized to communicate with the Department of Land and Natural Resources and inform them of the proper procedure in order to have them resubmit their application for a public hearing to consider rezoning on the basis of 12,500 square feet in area per duplex.

On a motion of Mr. Mulder and second of Mr. Kimura, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

/s/ LEO A. TSUJI

(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

Robert M. Yamada, Chairman  
Planning and Traffic Commission



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

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 \_\_\_\_\_

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name City of Hilo to change the district designation of the following described property from its present classification in a(n) "A" district into a(n) Urban district.

Description of property:

Tax Map Key 2-5-06-113-1

Kaunakakai-Ponahewa

Area: 23,727 Square Feet

Petitioner's interest in subject property:

Owners of Property \_\_\_\_\_

Petitioner's reason(s) for requesting boundary change: Land in question not useable as zoned. H.R.A. advised providing homes for Kaiko victims. We purchased materials for erecting homes 2 years ago. We anticipated building prior to adoption of Act 187. Extreme hardship would be imposed if not allowed to build as planned. Cesspool for building was prepared in April of 1962. Land in question is Pahoehoe in texture of soil.

(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.~~

Signature(s) /s/ Archie Zane

Address: 700 Hinano Street, Hilo

Telephone: 4113





PLANNING AND TRAFFIC COMMISSION

COUNTY OF HAWAII  
HILO, HAWAII, U. S. A.

July 26, 1963

JUL 30 1963

16  
RECEIVED

JUL 30 1963

State of Hawaii  
LAND USE COMMISSION

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

Gentlemen:

In accordance with Section 98 H-6 of Act 205, State of Hawaii, the Planning and Traffic Commission of County of Hawaii shall hereby transmit the decision and findings on the following special permit cases:

- 1) 20-acre Industrial Subdivision of W. H. Shipman, Ltd.
- 2) Development and Construction of a single-family dwelling unit on a lot 23,727 square feet in area.
- 3) Development and Construction of a bulk-storage facility for Isle Gas on a lot 5,625 square feet in area.

1. Shipman Industrial Subdivision  
Portion of L. C. Application 1053, Keaau, Puna, Hawaii  
Tax Map Key 1-6-03.

FINDINGS.

Special permit is requested for 20 acres colored in yellow in the attached map. The request was amended from the original application of 300 acres. The land lies mauka of the present divided highway between Hilo and Keaau and Bordered on the Hilo side by State of Hawaii Panaewa Forest Reserve, on the Keaau side by sugar cane field on land owned by W. H. Shipman, Ltd., and across the Volcano Road (major highway) by Keaau Macadamia Nut Orchard on land also owned by W. H. Shipman, Ltd. The land immediately mauka of the Volcano Road is reserved for an extensive botanical garden. It is therefore felt that the site is sufficiently isolated and buffered from residential encroachment.

It has been indicated that "a large new industrial plant with a lease already executed" is to be developed immediately upon governmental sanction of the special permit. It was reported at the public hearing that the plant will be hiring in excess of 250 persons when it is in full operation.



According to Bush and Gerakas (Planning and Research) in the study, "Development of State-Owned Industrial Land in Hilo, Hawaii," it was mentioned that there was an immediate demand of over 50 acres of industrial land in the Hilo area by local industrialists.

The general area is under the State Agricultural Zone District and presently covered with indigenous vegetation. Soil type is believed to be relatively porous, aa type. The topography is gradually sloping toward mauka direction.

The Volcano Road, a divided State highway, provides rapid and readily accessible route to Hilo Harbor and to the airport.

For the above reasons, it is felt that the said use is reasonable and will not be detrimental to the surrounding land. The land is not now or ever was in use for agricultural pursuit, hence, agricultural land is not being taken out of production.

#### DECISION

The Planning and Traffic Commission approved the special permit request for 20-acre industrial land without any conditions.

Under Ordinance No. 23, County of Hawaii (Existing Zoning Ordinance for Hilo, Honokaa, and Keauhou Bay) it is stated that, "The term 'industrial uses' shall include such uses as boiler and steel works, planing mills, lumber yards, foundries, shipworks, canneries, oil storage plants, lime kilns, which do not emit dust nor noxious or offensive fumes, junk establishments, factories, machine shops employing more than ten people, blacksmith shops and all such works other than noxious industries."

The said Ordinance also stipulates that, "Commercial business and industrial buildings shall provide adequate off-street facilities for loading and unloading merchandise and goods in such manner as not to obstruct the freedom of traffic movement upon the public street."

It states further that, "No building permit shall be granted unless there is included with the plan for such building or improvement a plot plan showing required open space or garage to be provided in connection with such structural improvement for off-street parking together with means of ingress and egress to a street or alley ... "

2. Single-family dwelling unit for Archie Zane  
Lot 1, a portion of L. C. Aw. 4983  
Ponahawai, South Hilo, Hawaii  
Tax Map Key 2-5-06-113.

#### FINDINGS:

Special permit is requested for the construction of a single-family dwelling unit on a lot 23,729 square feet in area. The said lot already is built with



two single-family dwelling units, presently they are being rented out. The buildable area for this request is on an area 8,850 square feet.

The two houses were built prior to the enactment of Act 187. The County Zoning of A2 - 7500 permitted such development.

The land abuts the interim urban zoned district on the Hilo side. It is about 2000 feet from Kaumana Village Interim Urban Zoned District.

There are scores of single-family dwelling units built alongside Kaumana Drive in this general vicinity. The predominant lot size is in excess of 7500 square feet.

At the time the two other houses were under construction, a cesspool was dug at the site presently under concern.

The land is covered with pahoehoe lava, and relatively bare except for scattering of indigenous plants, mainly guava.

The land is in the State Agricultural Zoned District, however, it is not being used nor ever was used for agricultural pursuit.

The applicant reported that he had already purchased and is presently storing in a neighbor's yard, the lumber and construction material for the house.

The request is not a special permit for a subdivision, but simply for the construction of a third house on a lot 23,727 square feet in area.

The use as requested will not be detrimental to surrounding land uses nor would it have any deleterious effect on public health, safety, and general welfare.

#### DECISION

The Planning and Traffic Commission granted approval to the special permit to build a third single-family unit in a lot 23,727 square feet, with a buildable area of about 8,850 square feet without any condition.

3. Small Tank Farm with Pumping Facility for Honolulu Gas Equipment Company.  
R. P. 5671, L. C. Aw. 8521-B, Apana 1, Waimea, South Kohala, Hawaii  
Tax Map Key 6-7-02

#### FINDINGS:

Special permit is requested for the construction of a tank farm with pumping facility on a lot about 5,625 square feet in area and located approximately 1,000 feet southwest of the junction of Mamalahoe Highway and Lindsey Road.



July 26, 1963

The land is in the State Agricultural Zoned District. The use of the land is presently for grazing. There is a single-family dwelling unit about 200 feet southerly of the said site. The site abuts a gravel surfaced roadway about 15 feet in width which leads to Parker Ranch Breaking pens.

The present owner of the land is Richard Smart. It is to be leased for the requested purpose.

The Master Plan of Hamakua-Kohala which this area is a part, has not been crystalized as yet.

The use as requested will not now have detrimental effect on surrounding land uses, however, it is suggested that proper conditions be stipulated to safeguard possible future land uses, should the surrounding area be developed for residential purposes.

#### DECISION

The Planning and Traffic Commission granted approval of the special permit for the development of a tank farm and pumping facility (bulk storage facility) for Honolulu Gas Equipment Company with the following conditions:

1. A buffer strip, a row of thickly planted hedges, approximately 2-3 feet in width be developed and adequately maintained inside or outside of the proposed cyclone fence abounding the said site.
2. The use of the site and of the adjacent land shall be examined periodically by the staff of the Planning and Traffic Commission for any major changes in circumstance or trend in development.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION



Edgar A. Hamasu  
Director

EAH:mh

cc Enclosure



PLANNING AND TRAFFIC COMMISSION  
County of Hawaii

Agenda for the Meeting of July 16, 1963

MINUTES

1. June 17, 1963.

REPORTS

1. Traffic Committee
2. Subdivision Committee
3. Zoning Committee

UNFINISHED BUSINESS

NEW BUSINESS

- 2:30 p.m. - Public hearing on the request of Puna Hongwanji Mission for a variance to allow the development and construction of a columbarium, Keaau, Puna, Hawaii.
  - 2:45 p.m. - Public hearing on the request of Waimea Catholic Church for a variance to allow the development and construction of a 16' x 20' addition to the existing church building in Waimea, South Kohala.
  - ✓ 3:00 p.m. - Public hearing on the request of Archie Zane for a Land Use special permit to allow the development and construction of a single-family dwelling in Ponahawai, South Hilo.
  - ✓ 3:15 p.m. - Public hearing on the request of W. H. Shipman, Ltd., for a Land Use special permit to allow the creation of an industrial subdivision for the development and construction of Light and Heavy Industries, Keaau, Puna, Hawaii. *20 acres*
  - ✓ 3:30 p.m. - Public Hearing on the request of Takeshi Kudo for a Land Use special permit to allow the creation of a one-lot single family residential subdivision.
  - 3:45 p.m. - Public hearing on the request of Shuichi Tanaka for a variance to allow the development and construction of a separate kitchen facility.
  - ✓ 4:00 p.m. - Public hearing on the request of Honolulu Gas Equipment Company for a Land Use special permit to allow the development and construction of a bulk-storage facility for Isle Gas.
1. Consideration to request the Board of Supervisors for mileage and meal charges for Commission members.
  2. Consideration of two additional technical personnel to the Commission.
  3. Annual Planning Commissioners and Directors Conference.



4. Approval on consolidation of lots as follows:

- a. Consolidation of Lot 66, Grant 12871 and Parcel L (5-foot wide utility right-of-way), Piihonua House Lots, 3rd Series Extension, Piihonua, South Hilo, Hawaii. (Minoru Shigeoka)
- b. Consolidation of Parcels A and B of the abandoned Railroad Right-of-way, Lot 1-A and Lot 3 of the subdivision of Lot 715-A, Waiakea Homesteads, First Series, Waiakea, South Hilo, Hawaii. (Y.C. Akana)



PLANNING AND TRAFFIC COMMISSION  
County of Hawaii  
July 9, 1963

The Traffic Committee meeting was called to order at 10:07 a.m., in the Conference Room of the Hawaii Redevelopment Agency by Chairman Herbert Perreira.

PRESENT: Herbert Perreira  
Maxine Carlsmith  
Miyoshi Matsushita  
Edgar A. Hamasu  
Raymond H. Suefuji

ABSENT: John Alconera  
Marion Baker  
Robert J. Santos

Arthur Isemoto, Dept. of Public Works  
Guy Paul, Police Dept.  
Charles L. Schuster, State Highways Division

Paul Popejoy, McCallister Furniture Mfg., Ltd.

MINUTES

The minutes of the meeting held on June 12, 1963, were approved as circulated on a motion of Mrs.

Carlsmith, second of Mr. Perreira, and carried.

1. INTERSECTION  
ACCIDENTS

The following study was made by the Department of Public Works and the Police Department on some of the intersections with three or more accidents in

1961 and 1962:

The intersection of Manono and Kamehameha is being considered for relocation in the Puna direction because of the poor visibility on the bridge. The revised Waiakea Plan prepared by Harland Bartholomew and Associates for the State Commissioners of Public Lands in 1958 proposes closing off of this intersection at Kuawa Street and relocation to be in alignment with Kainehe Street.

The Committee recommended deferment for further study of this intersection and cost estimate to be made by the Department of Public Works on the relocation, taking into consideration the Waiakea Plan.

The accidents occurring at Kamehameha and Waianuenue intersection was thought to be caused by STOP sign and right-of-way violations. The Police Department is proposing the blocking of access to Belt Highway and installation of traffic signal lights at the intersection with opening up of access to Belt Highway at Ponahawai and Kamehameha where the streets are wider and possibly installation of traffic signal lights at the new intersection. The access to Belt Highway at the proposed location was considered feasible by the Police Department because of the Civic Center location in Kaiko'o area near Pauahi Street. The proposal may not prove to be workable because of the high seas affecting the Belt Highway and making it impassable.

The Committee recommended deferment and more study by Department of Public Works towards other solution at Kamehameha and Waianuenue such as no left turn while coming out to Kamehameha from Belt Highway and possibly change of STOP sign. The State Highways representative offered to do some study with their engineers.

The remaining intersections will require further study by the Department of Public Works.

2. ACCIDENT STATISTICS  
INTERSECTION STUDY

The accident statistics study on Kinooe-Lanikaula and Kekuanaoa-Manono intersections will require further studies by the Department of Public Works.



3. SIDEWALK REQUEST  
ALII DRIVE  
KAILUA, KONA

The Big Island Traffic Safety Council requested study and feasibility of constructing sidewalks on the makai side of Alii Drive in Kailua, Kona, between Hulihee Palace and the Kona Inn shops.

According to the Department of Public Works representative, it would be feasible to construct sidewalk on the makai side because the alignment is more or less regular on that side of the roadway, but the abutting owners are required to pay the cost of installing the sidewalks under the State statutes and the County ordinance.

Mrs. Carlsmith moved to recommend to the Board of Supervisors for construction and installation of sidewalk on the makai side of Alii Drive and require the property owners to pay for the cost. The motion was seconded by Mr. Matsushita, and carried.

4. CROSSWALK REQUEST  
MANONO STREET

The request for designation of a crosswalk in the vicinity of Kilohana Church was considered.

Since the church is located close to the Piilani-Manono intersection where crossing is legal, Mrs. Carlsmith moved to recommend denial of designating a mid-block crosswalk. The motion was seconded by Mr. Matsushita and carried.

5. IMPROVEMENTS OF  
TURNING RADIUS  
WAIANUENUE AVENUE

The improvement of turning radius in the school areas on Waiuanuenue Avenue will require further study and location survey by the Department of Public Works. The makai property of Laimana-

Waiuanuenue intersection will necessitate acquisition of private land for widening purpose.

6. LOADING ZONE  
KAMEHAMEHA AVENUE

The request was considered for a LOADING AND UNLOADING ZONE on Kamehameha Avenue in front of the D. Y. Lau Building by McCallister Furniture Manu-

facturing, Ltd.

The Police representative made its recommendation to remove two parking stalls, adjacent to the bus stop for designation of a LOADING AND UNLOADING zone. The consensus of the members was that another check be made on site with the idea of using a portion of the bus stop and one stall for the requested use and also talk to the merchants in the area.

The Police representative and the Chairman of the Committee were requested to look into this matter and make its recommendation by Tuesday's meeting.

7. DELINEATORS OR  
CURVE AHEAD SIGN  
AINAOLA-KAWAILANI

The request was considered for the installation of delineators or CURVE AHEAD signs at the makai junction of Ainaola and Kawailani Streets.

The Committee recommended installation of "Y" sign on Kawailani at the approach to Ainaola Drive and a CURVE AHEAD sign on Ainaola Drive at the approach to Kawailani Street.

8. STOP SIGN REQUEST  
PAKALANA STREET  
HONOKAA

The Hamakua Advisory Committee requested installation of a STOP sign on Pakalana Street where it intersects Lehua Street.

On a motion of Mrs. Carlsmith and second of Mr. Matsushita, the Committee recommended the installation on the basis of the report submitted stating near-accidents and failure to yield right-of-way.



9. TRAFFIC PROBLEM  
MAMALAHOA HIGHWAY  
KONAWAENA SCHOOL ROAD

The Department of Education requested study for possible installation of a portable or permanent traffic signal light at the intersection of Mamalahoa Highway and the Konawana School Road.

The report received from the Kona Advisory Committee states that congestion of traffic are during morning and afternoon school hours created by vehicular traffic rather than by pedestrians. The Kona group recommended further studies.

The Committee recommended that action be deferred on this matter for further study until we hear from the Kona Advisory Committee.

10. PARKING STALLS  
KONA INN AREA  
KAILUA

The Police Department requested painted parking stalls on Alii Drive opposite the Kona Inn to discourage the haphazard parking.

The Commission previously recommended parallel parking and is presently pending before the Board of Supervisors. The creation of this parking requires adoption of a resolution.

11. TURN RIGHT WITH CAUTION  
LAUPAHOEHOE SCHOOL ROAD  
MAMALAHOA HIGHWAY

exists.

The TURN RIGHT WITH CAUTION sign was recommended by the Police Department at the Laupahoehoe School road and the old Mamalahoa Highway where visibility is adequate and no appreciable pedestrian conflict

The Committee recommended approval of the request.

12. SPEED LIMIT  
LAUPAHOEHOE BEACH  
PARK ROAD

Previously the 20 miles per hour speed limit on the access road to Laupahoehoe Beach Park was adopted until recommendation was received from the Kailua Advisory Committee. The first two-tenths of a mile distance from the Mamalahoa Highway was recommended for a 20 miles per hour speed limit and the remaining portion leading to the park area was recommended at 15 miles per hour speed limit, which was approved by the Commission.

At the recommendation of the Police Department, the Committee voted to recommend approval of the 20 miles per hour speed limit on the access portion.

13. YIELD RIGHT-OF-WAY  
WAILUKU DRIVE  
WAINAKU STREET

One of the members of the Committee requested consideration of installing a YIELD RIGHT-OF-WAY sign at the intersection of Wailuku Drive and Wainaku Street to prevent confusion.

The Committee recommended installation of a temporary YIELD RIGHT-OF-WAY sign on the painted island so that cars on Wailuku Drive will yield to traffic on Wainaku Street and that further study be made of the area.

The meeting was adjourned at 11:12 a.m.

Respectfully submitted,

/s/ LEI A. TSUJI  
(Mrs.) Lei A. Tsuji, Secretary



A T T E S T :

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Herbert Perreira, Chairman  
Traffic Committee of the  
Planning and Traffic Commission



PLANNING AND TRAFFIC COMMISSION  
County of Hawaii  
July 9, 1963

The Subdivision Committee meeting was called to order at 1:35 p.m., in the Conference Room of the Hawaii Redevelopment Agency by Chairman John T. Freitas.

PRESENT: John T. Freitas  
Seiji Aoyagi  
Miyoshi Matsushita  
Herbert Perreira  
Robert M. Yamada  
Edgar A. Hamasu  
Raymond H. Suefuji

ABSENT: Walter W. Kimura  
Roy Mento  
Herman Mulder  
William Stearns

Cyril Kanemitsu, Ishikawa & Associates  
Thomas Nakahara, Correia Subdivision

MINUTES

The minutes of the following meetings were approved as circulated on a motion of Mr. Aoyagi, second of Mr. Matsushita, and carried:

February 20, 1963  
March 13, 1963  
April 8, 1963

May 8, 1963  
June 12, 1963

1. SUBDIVISION  
KAPOHO, PUNA, HAWAII  
DAYA, INC.  
TAX MAP KEY: 1-4-27:3, 22,  
& 23

Final approval for recordation of the proposed "Angler's Cove" subdivision, Lots 12, 13, and 16 of File Plan 579, Kapoho, Puna, Hawaii, into 8 lots all in excess of 7,569 square feet.

The Committee recommended deferment for final approval for recordation until an affidavit is received from the subdivider and the contractor on the completion of the roadway within the subdivision.

2. SUBDIVISION  
KAHAULOA 2, SOUTH KONA  
DILLINGHAM INVESTMENT CORP.  
TAX MAP KEY:

Final plan approval of the proposed subdivision of a portion of L. C. Aw. 208-C, a portion of Mahele Award 32, at Kahauloa 2, South Kona, Hawaii, into a lot 4.4533 acres.

It was moved by Mr. Perreira, seconded by Mr. Aoyagi, and carried that final plan approval be recommended, subject to each and every provision of Ordinance No. 24, excepting only those provisions of the said Ordinance which are specifically modified as follows:

1. The usual modifications on sidewalks, sewers, and boundary markings.
2. The 20-foot road easement be kept in private ownership and perpetual easement for ingress and egress to a public highway be granted to all the lots.

Final approval for recordation will be granted upon removal or relocation of a building too close to the boundary and one straddling the boundary.

3. SUBDIVISION  
HONOLULU, SOUTH HILO  
DANIEL FRIAS, SR.  
TAX MAP KEY: 2-8-17-6

Final approval for recordation of the proposed consolidation and resubdivision of Lots 3 and 4, being portions of Royal Patent Grant 898, Honolulu, South Hilo, Hawaii, into 2 lots of 7,500 square feet and 0.493 acre.

The Committee recommended final approval for recordation of the proposed



subdivision, subject to each and every provision of Ordinance No. 24, excepting only those provisions of the said Ordinance which are specifically modified as follows:

1. The usual modifications on sidewalks, sewers, and boundary markings.
2. The access roadway be kept in private ownership and perpetual easement be granted to both lots.

4. SUBDIVISION  
WAIAKEA, SOUTH HILO  
STATE OF HAWAII  
TAX MAP KEY: 2-4-01
- Preliminary approval of the proposed subdivision of Waiakea Homesteads Cane Lots, Waiakea, South Hilo, Hawaii, into 35 lots all in excess of 10,000 square feet.

The Committee recommended preliminary approval to the subdivision, subject to each and every provision of Ordinance No. 24, excepting only those provisions of the said Ordinance which are specifically modified on sidewalks, sewers, and boundary markings.

Condition for preliminary approval:

1. All lots to have access only to Puainako Street.

5. STREET NAMES  
MARK TWAIN ESTATES  
SUBDIVISION
- The request was considered for approval of street names within Improvement District No. 1, Mark Twain Estates Subdivision, Waiohinu, Kau, Hawaii.

Mr. Perreira moved to recommend approval of the street names submitted and that the Director be authorized to correct any discrepancies in the suffixes which may not conform to the chart guide for naming streets. The motion was seconded by Mr. Yamada, and carried.

6. SUBDIVISION  
KEAAU, PUNA, HAWAII  
ALII LAND, INC.  
TAX MAP KEY: 1-1-04:4
- Final approval for recordation of the revised subdivision of Lot 53-B-756 as shown on Map 68, into Lots 53-B-756-A and Lot 53-B-756-B, Keau, Puna, Hawaii for roadway purposes.

On a motion of Mr. Yamada, and second of Mr. Matsushita, the Committee recommended approval for recordation of the revised road lots, subject to each and every provision of Ordinance No. 24.

7. SUBDIVISION  
KAHEI, NORTH KOHALA  
KOHALA SUGAR COMPANY  
TAX MAP KEY: 5-5-01-57
- Final approval for recordation of the proposed subdivision of Lot 4-A as shown on Map 4, into Lots 4-A-1 and 4-A-2, Land Court Application 1122, Kahei, North Kohala, Hawaii, into 2 lots of 0.510 acre and 12.754 acres.

Mr. Aoyagi moved for deferment until the next Committee meeting when clarification is received on the question of access to Lot 4-A-2. The motion was seconded by Mr. Yamada, and carried.

8. SUBDIVISION  
KAAO HOMESTEADS, HAMAKUA  
ALEXANDRINA YOUNG  
TAX MAP KEY: 4-5-03:36
- Final approval for recordation of the proposed subdivision of Lot 36, Registered Map 2548, 2nd Land District, Kaao Homesteads, Hamakua, Hawaii, into 6 lots all in excess of 0.4948 acres.

On a motion of Mr. Yamada and second of Mr. Matsushita, The Committee to



commended final approval for recordation of the proposed subdivision, subject to each and every provision of Ordinance No. 24, excepting only those provisions of the said Ordinance which are specifically modified on sidewalks, sewers, and boundary markings.

9. SUBDIVISION  
KAPOHO, PUNA, HAWAII  
VACATIONLAND ASSOCIATES  
TAX MAP KEY: 1-4-02:3, 22  
Preliminary approval of the revised preliminary plan of the proposed subdivision of "Vacationland Hawaii - Unit II." being portions of R. P. 4479 and L. P. 8177, L. C. Aw. 8559, Ap. 5, and R. P. 7483, L. C. Aw. 4552, Ap. 1 and 2, Kapoho, Puna, Hawaii, into 82 lots all in excess of 3 acres.

It was moved by Mr. Perreira, seconded by Mr. Yamada, and carried that the request for preliminary approval of the revised plan of "Vacationland Hawaii - Unit II," be deferred pending receipt of opinion from the County Attorney on the following:

1. Does submission of a revised preliminary plan at the expiration period constitute an extension on the preliminary approval?
2. Can additional requirements be imposed on the preliminary approval at the time of extension request?

10. SUBDIVISION  
PUUKAPU HOMESTEADS, SOUTH KOHALA  
KAMUELA, INC.  
TAX MAP KEY: 6-4-03:10 & 34  
Preliminary approval of the revised preliminary plan of the proposed "Waimea Vacationland Subdivision," Grant 8457, being Lot 134 and 135 of Puukapu Homesteads, 2nd Series, South Kohala, Hawaii, into 134 lots all in excess of 8,300 square feet.

It was moved by Mr. Perreira for deferment for the same reasons as the foregoing request. The motion was seconded by Mr. Yamada, and carried.

11. EXTENSION REQUEST  
JOHN NOTLEY  
SUBDIVISION  
The request was considered for six months' extension to complete the construction drawings and submission of final plans for the proposed subdivision of a portion of Grant 185:2, Puuoa, South Hilo, Hawaii, which expired on May 21, 1963.

Mr. Aoyagi moved to recommend three months extension as of July 16, 1963, for completion and submission of construction drawings and final plans. The motion was seconded by Mr. Matsushita, and carried.

Mr. Perreira moved to amend the motion to recommend two months' extension for completion and submission of construction drawings and final plans. The motion was seconded by Mr. Yamada, and carried.

Mr. Perreira moved to recommend an additional one month's extension to complete construction of the roadway (which makes a total of three months' extension). The motion was seconded by Mr. Aoyagi, and carried.

12. EXTENSION REQUEST  
JAMES KUWAYE  
SUBDIVISION  
The request was considered for one year's extension to complete the construction drawings and final plans for the proposed "Majestic Kona View Lots" subdivision, portion of Grant 2972, Kalaea 5th, North Kona, Hawaii, which expired on June 17, 1963.

On a motion of Mr. Perreira and second of Mr. Yamada, the Committee voted to recommend six months<sup>extension</sup> as of July 16, 1963, for completion and submission of construction drawings and final plans.



13. EXTENSION REQUEST  
CLARENCE NAKAHARA  
N. B. McQUERREY  
SUBDIVISION

The request was considered for a 45-day extension for submission of a bond for the proposed "Nakahara Subdivision," portion of Grant 3148, Apana 1, Keolu 2nd, North Kona, Hawaii, which expired on April 29, 1963.

The Committee recommended the extension of 45 days as of July 16, 1963, for submittal of a bond to cover total cost of road construction and water system within the subdivision with the proviso that the preliminary approval becomes null and void if the bond is not submitted within that period.

14. SUBDIVISION  
WAIAKEA, SOUTH HILO  
CORPORATE INVESTMENT LTD.  
TAX MAP KEY: 2-4-03-7

Final plan approval of the proposed "Haihahi Heights Subdivision, Unit II," Grant 11638, portion of Waiakea Homesteads, 2nd Series, Lot 817, Waiakea, South Hilo, Hawaii, into 70 lots all in excess of 15,000 square feet.

Approval of road construction program.

It was moved by Mr. Perreira, seconded by Mr. Matsushita, and carried to recommend approval of final plans of the proposed subdivision of Unit II, the construction drawings covering road and water system, and the construction program to complete Road "B" and installation of utilities by June 30, 1964, and to complete Road "A" and installation of utilities by June 30, 1965.

15. SUBDIVISION  
KAAO HOMESTEADS, HAMAKUA  
DANIEL CORREIA  
TAX MAP KEY:

Final approval for recordation of the proposed subdivision of Lot 33, Grant 7191, Kaao Homesteads, Hamakua, Hawaii, into 2 lots of 2.00 acres and a remnant.

It was moved by Mr. Yamada, seconded by Mr. Perreira, and carried that final approval for recordation of the proposed subdivision be recommended, subject to each and every provision of Ordinance No. 24, excepting only those provisions of the said Ordinance which are specifically modified on sidewalks, sewers, and boundary markings.

16. SUBDIVISION  
KAHULUI 2nd, NORTH KONA  
HENRY OTA  
TAX MAP KEY: 7-5-19-15

Preliminary approval of the proposed subdivision of Land Court Application 1729, being portions of L. C. Aw. 7073, Kahului 2nd, North Kona, Hawaii, into 5 lots all in excess of 7,500 square feet.

Mr. Perreira moved to defer action pending further study by the Director on the question of the roadway and report back at the next Committee meeting. The motion was seconded by Mr. Matsushita, and carried.

17. ROAD COMPLETION  
ISHIKAWA & ASSOCIATES  
SUBDIVISION

The question of road completion within "Kalapana Vacation Lots Subdivision" at Kalapana, Puna, Hawaii, was discussed.

At its last meeting the subdivider was unable to present road construction contract and program because the construction cost was not readily available from the contractor. The subdivider was requested to submit evidence of deposit in the amount of \$15,000 for the purpose of road construction by the July meeting but the Commission staff was unable to transmit this request to the subdivider in time for the July meeting.



The representative attended the meeting and stated that the subdivider has in escrow fund in the bank the sum of \$6,000 and the additional \$7,000 to make up for the \$13,000, the approximate cost for construction in the first increment, will be deposited in the bank. According to the representative, the first increment can be constructed in 1963 and it's proposed that increment two will be completed in 1964 and in 1965, prior to the termination of the road construction contract, the third and fourth increments will be completed. A map showing the four increments together with the signed road construction contract was submitted.

A program for the construction schedule was given as follows:

Increment 1 - completion in 1963 - approximate cost \$13,000

Increment 2 - completion in 1964 - approximate cost \$11,500

Increments 3 and 4 - completion in 1965 - approximate cost \$18,500

(Additional hauling charge of \$500 not included)

In 1964 an indebtedness of \$40,000 to Kapago, Inc., will be liquidated and \$100,000 plus interest will still be needed to be paid to Kalapana Corporation, original subdivider.

Mr. Yamada moved to recommend approval of the four increment proposition and each increment be granted subsequent extension of 4 months each making a total of 16 months' extension. The granting of extension will be subject to deposit of \$13,000 within 15 days of the notification date and completion of the first increment within the first 4 months' extension and subsequent completion of each increment be followed by a deposit of the required contract price approved by the Director and completed within 4 months, otherwise legal action will be taken. It is intended that 16 months' extension granted shall be construed to mean consecutive months. The motion was seconded by Mr. Perreira, and carried.

18. EXTENSION REQUEST  
ROBERT YAMAMOTO, ET AL.  
SUBDIVISION

The request was considered for 3 months' extension to complete construction drawings and final plans for the proposed "Makaula Subdivision, Unit 1," portion of Grant 3741, Makaula, North Kona, Hawaii, which expired on March 19, 1963.

Mr. Perreira moved to recommend 3 months' extension as of July 16, 1963, for completion and submission of construction drawings and final plans and that construction of roadway to commence thereafter upon approval.

REPRESENTATION  
OF ADVISORS TO THE  
COMMISSION

In the course of discussion particularly on subdivision matters, many legal and technical questions arise and the members are required to make the right decisions.

For this reason, Mr. Perreira moved that this Committee recommend to the full Commission to write a letter to the Chairman and Board of Supervisors calling attention to Section 2 of Ordinance No. 19 which states that the Chairman and executive Officer of the Board of Supervisors, the County Attorney, the Chief of Police, Fire Chief, and a representative of the Department of Public Works are advisors to the Commission. It was further recommended that the <sup>County</sup> Chairman request the representatives of the County agencies with mutual interest with the Planning and Traffic Commission to attend all Committee and Commission meetings. They would include representatives from the County Attorney's Office, Public Works Department, Board of Water Supply and the Health Department. In addition, it was suggested that a liaison member of the Board of Supervisors be requested to attend. We have had



in the past representatives from the Board of Water Supply and the Department of Health attend Committee meeting to explain their position on matters pertaining to some subdivisions. The motion was seconded by Mr. Yamada, and carried.

ROAD STATUS  
HAWAIIAN PARADISE PARK CORP.  
SUBDIVISION

The Committee recommended that an inquiry be made of the County Attorney's office as to the status of the legal action taken by that office in regard to noncompliance of road completion within the Hawaiian Paradise Park subdivision.

On a motion of Mr. Aoyagi and second of Mr. Perreira, the meeting was adjourned at 5:07 p.m.

Respectfully submitted,

/s/ LEI A. TSUJI

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(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

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Mr. John T. Freitas, Chairman  
Subdivision Committee of the  
Planning and Traffic Commission



PLANNING AND TRAFFIC COMMISSION

County of Hawaii

July 9, 1963

The Zoning Committee meeting was called to order at 11:20 a.m., in the Conference Room of the Hawaii Redevelopment Agency by Chairman Rufus P. Spalding, Jr.

PRESENT: Rufus P. Spalding, Jr.  
Seiji Aoyagi  
Maxine Carlsmith  
Edgar A. Hamasu  
Raymond H. Suefuji

ABSENT: Walter W. Kimura  
John T. Freitas  
Nobuko Fukuda  
Robert J. Santos

MINUTES

The minutes of the meeting held on June 12, 1963, were approved as circulated on a motion of Mrs.

Carlsmith, second of Mr. Aoyagi, and carried.

1. REZONING  
LAND USE COMMISSION  
DOUBLE I RANCH

The rezoning request from Agricultural to Urban District by Double I Ranch was discussed. The applicant is proposing to develop and construct housing, neighborhood commercial, parks and recreational facilities

on a 23.859 acre parcel to meet the needs of the military installation at South Point. The property in question is adjacent to an Urban area designated by the Land Use Commission. The conditions and trends of development in the immediate area support an urban classification according to the letter of the applicant.

Mrs. Carlsmith moved to recommend rezoning of the parcel because it abuts the Urban Zoning. The motion was seconded by Mr. Aoyagi, and carried.

2. SPECIAL PERMIT  
LAND USE COMMISSION

A report was given by the Director on his recent meeting in Honolulu with the Planning Directors and the County Attorneys. Under Act 205 of the State Land Use Commission regulations, some of the uses within Agricultural and Rural Districts become County matters. The County will have jurisdiction under reasonable and unusual uses. Subdivision requests in these two districts cannot be considered a special permit matter. It will require processing under the change of zone request. The uses which are considered unusual and reasonable will be judged on the basis of a) definite need, b) the physical difficulty of the land (topography) to permit any other uses, c) good planning principle, d) conformance to the master plan, e) promotes public health, safety, and general welfare, and f) not detrimental to surrounding agricultural use. 9) FURTHERS THE INTENT AND PURPOSE OF ACT 179

3. REZONING  
RESIDENTIAL ZONE A  
HARRY CHUN-AKANA

A letter was received from Harry Chun-Akana in support of the rezoning request and incorporating additional restrictions to his proposal for a change in zoning from a Class A Residential to a Neighborhood Shopping District in Waiakea Homesteads, Hilo. The purpose for the rezoning is to permit the applicant to construct a neighborhood store on the property comprising an area of approximately 46,000 square feet and situated on the Puna-mauka corner of Kawailani Street and Ainaola Drive.

Action on the rezoning was deferred at its last meeting because of the question of requiring building setback line and dedication of a triangle portion of the land to straighten out Pohakulani Street.



The applicant in his letter agreed (1) not to construct any building within the triangle (2) that there will be a 25-foot setback line along the boundary of the property and (3) that the location of any building shall be on the mauka half of the property.

A suggestion was made to require egress from the proposed development to be considered on the lesser street and that acquisition by the County on land exchange basis will result in a consolidation of a better shaped lot on the makai side of Aiea Drive also owned by the applicant.

Mr. Aoyagi moved to recommend that the rezoning be granted on the basis of applicant's plan and proposal in the letter, requiring egress on the lesser street and dedication of the triangle portion to the County for land exchange purpose. The motion was seconded by Mr. Spalding, and carried.'

4. REZONING	At its last meeting the rezoning request by the
RESIDENTIAL ZONE C	State of Hawaii, Department of Land and Natural
AGRICULTURAL ZONE 2	Resources of some 4 1/2 acres of State land at Mchouli,
STATE OF HAWAII	Hilo, Hawaii, was denied.

A letter was received from the Department of Land and Natural Resources requesting reconsideration of rezoning the area from a Residential Zone C and Agricultural Zone 2 to a Residential Zone D of State land approximately 26 acres and the allowable density of units be changed to one duplex structure for every 10,000 square feet.

The Committee recommended that a 15,000 square feet for each duplex would be more feasible and that the area of 26 acres for rezoning was more realistic.

The meeting was adjourned at 12:25 p.m.

Respectfully submitted,

/s/ LEI A. TSUJI

(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

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



476 Kawaiilani Street  
Hilo, Hawaii  
June 18, 1963

Mr. Edgar Hamasu  
Director  
Hilo Planning and Traffic Commission  
P. O. Box 661  
Hilo, Hawaii

Dear Mr. Hamasu:

In order to protect life, limb, and property, I hereby request that approximately three (3) or four (4) reflector type of safety device be installed (or peraps a sign denoting such phrase as "curve ahead" be placed along Ainaola Drive) at the makai junction of Ainaola and Kawaiilani Street, i.e. the reflector facing mauka towards Ainaola Drive so as to warn the approaching vehicle (towards Kawaiilani St.) that is a curve ahead.

Since the improvement of the Kawaiilani St. there was numerous incident of near accident of property damages that has taken place. As a matter of fact couple nights ago, a vehicle, evidently speeding, not aware of the curve, careened into my property (yard) and uprooted a 15 year old tree by the tremendous impact. Fortunately, this happened at night and there weren't any children in the yard at that particular hour.

Your favorable consideration and cooperation to the above request, so as to alleviate the probability of a major accident, would be greatly appreciated.

Sincerely yours,

/s/ ROBERT H. ISHIMOTO

Robert H. Ishimoto



TO : CAPTAIN ERNEST J. FERGERSTROM, COMMANDER, DISTRICT II  
FROM : OFFICER TSUNEO YAMAMOTO  
SUBJECT: LEHUA AND PAKALANA STREETS INTERSECTION

ASSIGNMENT:

As instructed by you, a study was made of this intersection for any hazards that exist.

EXISTING CONDITIONS:

1. Yield Right of Way sign is erected on Pakalana street where it intersects with Lehua Street.
2. Sharp curve on Lehua Street where it intersects with Pakalana Street.
3. More traffic on Pakalana Street at certain times than on Lehua Street.
4. Lehua Street is designated through street.
5. View of conflicting traffic at this intersection is good from both streets.

HAZARDS:

1. Cars traveling in the mauka direction on Pakalana street fail to yield the right of way to cars traveling mauka and makai on Lehua Street.

INTERVIEWED:

(Mrs) Kumiko KISHIMOTO  
F-Jpnse/c, Clerk  
Hawaii Police Department  
Honokaa, Hawaii

Toshiyuki NAKAGAWA  
M-Jpnse/c, Journeyman Mechanic  
Paauhau Sugar Company  
Honokaa, Hawaii

who own homes next to this intersection were interviewed. They both stated that on numerous occasions they have heard the screech of tires which came from cars' applying their brakes to avoid a collision. They both stated that these near-accidents were caused by the car traveling mauka on Pakalana Street which failed to yield the right of way to cars on Lehua Street.

NAKAGAWA also stated that on five separate occasions he has witnessed near accidents at this intersection.

While checking this intersection, I talked to six passing motorists, all of them residents of Honokaa. Each one stated that they themselves were involved in near-accidents as either they failed to yield the right of way while traveling mauka on Pakalana Street or the same thing happened to them while they were traveling on Lehua Street. They all agreed that this is a dangerous intersection, and when asked for suggestions, they recommended a stop sign on Pakalana Street.

CONCLUSION:

It is recommended that a stop sign be erected on Pakalana Street where it intersects with Lehua Street.

TSUNEO YAMAMOTO      \*115  
MP 1-2-3      2W      D-2  
6-17-63      #35      PM  
kk



STATE OF HAWAII  
Department of Education  
Office of the District Superintendent  
Hawaii Schools  
480 Wai'anuenue Avenue  
Hilo, Hawaii

June 25, 1963

Mr. Edgar Hamasu, Director  
Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Dear Sir:

Mr. Harold Manago of the Hawaii School Advisory Council has expressed some concern about the traffic problem at the corner of the Belt Highway and the round leading up to Konawaena High and Elementary School. I was wondering if this problem could be studied by the Kona Traffic Safety Commission. Perhaps they can come up with some recommendation that might alleviate this potentially dangerous situation.

Off hand, I might make these observations:

1. Have a police officer on duty during the heavy traffic periods.
2. Transfer the portable traffic light from Waimea School. (It is not being used in Waimea and is stored in the fire station.)
3. Install permanent lights to be used only at peak traffic hours.

Your help in solving this traffic problem would be sincerely appreciated by all of us.

Yours truly,

/s/ Wm. A. WATERS

WILLIAM A. WATERS, JR.  
Staff Specialist, Business

WAWJr:yk

cc: Mrs. Helene Hale  
Mr. Harold Manago  
Mr. Ralph Kiyosaki  
Mr. Richard Jitchaku



July 3, 1963

Mr. Edgar Hamasu, Director  
Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Dear Mr. Hamasu:

Mr. John Jackson, Chairman of the Kona Advisory Committee of the Planning and Traffic Commission, gave me this letter in reference to the Konawaena School intersection.

This intersection has been a controversy in Kona for quite some time. The PTA as well as some other organizations has made complaints regarding this situation.

Studies have been made by police officers on duty at the intersection. This showed that the problem at hand is only during the hours of 7:15 - 8:00 a.m. and 2:00 - 3:00 p.m. It also showed that the congestion at the intersection is not made by the pedestrians, but by the drivers who approach the intersection from the Konawaena School. The pedestrian traffic is very small in regards to the vehicular traffic. The students crossing the highway may be endangered by the traffic moving on Route 11-B rather than the Konawaena road. Since this is a 30-mile per hour zone the vehicles usually travel at that speed and may cause a danger point when approaching the intersection while pedestrians attempt to cross the highway.

Whenever a police officer is assigned to direct traffic, no problem exists. This tends to show that a control at the intersection is needed at this time. A poll of the Traffic Division of the Planning and Traffic Commission of Kona was made and the members felt that a need for a temporary traffic light would meet the situation at present. Since you have mentioned that there is a portable traffic light that is not being used at the Waimea School it is suggested that this light be brought to Kona and used at the Konawaena intersection.

This light would not be used permanently as it is understood that most of the drivers in Kona need some sort of education on the movement of traffic at an intersection. With the light at this intersection further study can be made and if a permanent fixture is needed it will be recommended in the future that a permanent light be installed.

Education of the movement of traffic at this particular intersection would be more beneficial to the entire Kona than just an action that we might have to live with henceforth.

All of the data that would require a committee to decide the permanent action on this intersection is not available at present. Studies will be made by the Kona Police Department as well as the Kona Committee of the Big Island Traffic Council. When all this is met, a clear picture and recommendation should be available.

Very truly yours,

/s/ DAVID BASQUE

David Basque  
Chairman, Traffic Division  
Kona Advisory Committee

Approved by:

/s/ J. M. JACKSON

John Jackson, Chairman  
Kona Advisory Committee

cc Mrs. Helene Hale  
Mr. Harold Manago  
Mr. Ralph Kiyosaki  
Mr. Richard Jitchaku



TO : PLANNING AND TRAFFIC COMMISSION  
FROM : SGT. GUY A. PAUL, HAWAII POLICE DEPT.  
SUBJECT: ISLAND TRAFFIC MATTERS

The following are submitted for your consideration.

1. Painted parking stalls are needed on Alii Drive opposite the Kona Inn to discourage the haphazard parking which prevents full utilization of the area.

2. A "Turn Right with Caution" sign is recommended for the Laupahoehoe School Rd. - Old Mamalahoa Highway intersection where visibility is adequate and no appreciable pedestrian conflict exists.

3. An additional speed limit be enacted between the Old Mamalahoa Highway and the Laupahoehoe Beach Park area. This is a narrow roadway, 3/10 mile long, which winds through a residential area of poor visibility, and should be limited to 20 MPH.

Guy A. PAUL #22  
Sgt. TSB D-1  
7-5-63 1:00 PM



OLAA HONGWANJI MISSION

P. O. Box 700

Olaa, Hawaii

July 1, 1963

Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Gentlemen:

On behalf of our congregation of the Puna Hongwanji Mission, I hereby request for a variance from the interim zoning regulations in accordance with the provisions of Section 6 of Ordinance No. 183 of the County of Hawaii, for the erection of a structure to be occupied as a Columbarium. It is located at Keaanu, Puna, Hawaii, adjacent to the present Puna Hongwanji Mission, Tax Map Key 1-6-02-28.

I have also enclosed the plans of the proposed building, together with the filing fee of \$30.00

Very truly yours,

/s/ C. K. SAKAGUCHI

President, Puna Hongwanji Mission



OUR LADY OF LOURDES RECTORY  
P. O. Box 127  
Honokaa, Hawaii

July 13, 1963

Gentlemen:

Re: an Appeal for a variance from the  
Interim Zoning Regulation (Kamuela)

This letter is in petition for a variance to our present  
Waimea (Kamuela) Catholic Church.

Of late the little church has proven inadequate for the  
summer crowd. We are confident that a 20-ft. extension at the  
entrance section would be the answer to our little problem.

This petition has already been approved and encouraged by  
the Most Rev. Bishop James J. Sweeney, for whom we are administering  
this property.

Mr. Stanley Tanaka, carpenter for the Parker Ranch, Kamuela,  
has applied for the building permit - and has submitted a drawing of  
the proposed addition. It is designed to adhere strictly to the  
established lines of the existing church - even enhancing its beauty.

Enclosed please find the \$30.00 deposit as requested by your  
office.

As the problem of insufficient space is already urgent, may  
I respectfully ask prompt action on this appeal?

Sincerely yours,

/s/ ROBT. L. MACKESY, M.M.

Pastor



