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STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM Vierrey, Joseph  
DATE 11/1/63  
PLACE Hearings Room  
TIME 11:45 am

| NAMES                                      | YES | NO | ABSTAIN | ABSENT |
|--|-----|----|---------|--------|
| <u>Thompson, M.</u><br><u>KANEMOTO, E.</u> | /   |    |         |        |
| <u>Goetz Inabg</u><br><u>WILLIAMS, R.</u>  | /   |    |         |        |
| <u>Leslie Wang</u><br><u>FRIEL, S.</u>     | -   | /  |         |        |
| <u>Charles Ota</u><br><u>SUNN, F.</u>      | /   |    |         |        |
| <u>Robert Wenkam</u><br><u>ICE, Y.</u>     | /   |    |         |        |
| <u>Shiro Nishimura</u><br><u>GREGG, W.</u> | /   |    |         |        |
| <u>Shelley Mark</u><br><u>LOMBARDI, F.</u> | /   |    |         |        |
| <u>James Ferry</u><br><u>COOK, E. H.</u>   | abs |    |         | /      |
| <u>CES Buers</u><br><u>BRYAN, E.</u>       | abs |    |         | /      |

COMMENTS: Motion <sup>to deny</sup> carried



dup.

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.

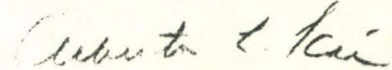
Mr. Soh stated that we have a sizeable volume of protests to take into account. I think the thinking has been that these protests would be taken into account in the adoption of the final district boundaries. My impression might be incorrect.

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



Notifier PC.

STATE OF HAWAII  
LAND USE COMMISSION

LUC Hearing Room  
426 Queen Street, Honolulu, Hawaii

10:00 A.M.  
November 1, 1963

STAFF REPORT

SP(T)63-46

Temporary District Classification: AGRICULTURAL

APPLICATION OF HELEN AND JOSEPH VIERRA, 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.

Background

The applicants are the owners in fee of this parcel. Access to the parcel is by private right-of-way from Kumuhau Street. The front of the parcel is graded at approximately the same level of Kumuhau Street; the rear of the parcel is sloped and masked by a "beef steak" hedge. The front portion alone is visible from Kumuhau Street.

Your staff did not venture onto private property but observed the Vierra lot from Kumuhau Street. The front portion of the lot is occupied by two homes, one of which appears to be undergoing renovation. Between the homes and just foreward of them is a woodframe parking structure.

The Vierra property abuts the home of Michael P. L. Chun who late last year petitioned the Land Use Commission for a special permit to add two houses to the lot on which home is situated. On January 28, 1963 the Land Use Commission denied Mr. Chun's application for special permit.

Surrounding the Vierra property on the Pali side of Kumuhau is a small cluster of homes whose plots do not appear to be actively devoted to agriculture.



On the Makapuu side of Kumuahau are a number of lots whose owners and occupants have dedicated their lands to agricultural uses under the provisions of chapter 128 of the Revised Laws of Hawaii, 1955 as amended. The dedicated lands are outlined in green on the attached map.

The use and character of lands in the immediate vicinity of the Vierra property are essentially agricultural and include small orchid, banana, and corn patches. Tilled soils are in evidence as are goats, calves, chickens, nurseries, etc. Chaparral covers a large portion of land mauka and Pali side of the agricultural area. The Department of Land and Natural Resources is developing a subdivision approximately one-half mile makai of the Vierra property.

An earlier staff report on this application dated March 27 represents that power is available to the Vierra property as well as water through a two-inch line. A report from the City Planning Commission dated April 3, 1963 indicates the lot may be linked to a four-inch line serving the area.

The report by the Honolulu Planning Commission states in part:

"The lot is a portion of a kuleana transfer from Waimanalo Sugar Company to the Waimanalo Agricultural Company in 1948. Although the original subdivision is not recorded in our files, the kuleana was sold as agricultural lots. The original kuleana contained an area of 1.0 acre, and was subdivided into residential lots of 32,625 square feet and 15,643 square feet in 1960."

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"Both the Waimanalo General Plan and the State Land Use maps indicate the area as agricultural."

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"The Commission [City] <sup>1/</sup> after considering all the facts, voted to accept the Planning Director's findings and recommended that the [Vierra] <sup>1/</sup> request for Special Permit be denied. The reasons for denial are as follows:

1. The roadway leading to the lot is substandard (agricultural road).
2. The existing water line is inadequate to serve any kind of residential development; and
3. Granting of Special Permit to allow residential type of development is contrary to the Waimanalo General Plan."

The staff in considering the availability of public facilities to the Vierra property would like to add that the property is approximately 1.7 miles from Waimanalo School and 3.4 miles from the nearest fire station. Kumuhau Street is presently blocked off between Mahailua and Kalaniana'ole highway; the street is not well maintained, and the pavement is apparently less than or barely twenty feet in width. Present access to the property is from Kalaniana'ole to Mekia Street to Kakiana to Mahailua to Kumuhau. Mekia, Kakiana and Mahailua are generally well-paved although the pavement is only about twenty feet in width. Shrubbery at same intersections limit visual clearances to no more than ten to twenty feet in spots.

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1/ Words in parentheses added.



Analysis

Your staff regards the Vierra property, and several other parcels, Pali side of Kumuhau Street as a nonconforming use in what is basically an area of small farms. Reference is made to Section 98H-8 of the Revised Laws of Hawaii 1955 as amended by Act 205/SLH 1963 in which the Commission may read the legislature's regard for nonconforming uses.

The property lies near the margin of Class B soils, according to a generalized map prepared by the Land Study Bureau. Hence, there may be some doubt as to whether the property is actually suitable for agricultural use. On the other hand considering the possible costs of servicing the Vierra property with higher standard public facilities, there does not appear to be any real need for the Commission to sanction the conversion of this land to urban uses through a special permit grant.

The petitioners state their reason for requesting a special permit is "to provide a home for my son who presently lives in my home on the property, and who is planning to marry in April." The second Land Use Commission denied an application for special permit from Michael P. L. Chun who lives next door to the Vierras and who cited his reasons for requesting a special permit as follows:

- (1) "To add one home to his property to house a family being displaced by a redevelopment project.
- (2) "Due to the petitioner's ill health, he needs the other home for his brothers to live in, while they care for him and his premises, and to be there in the event of emergencies pertaining to the illness."



Your staff feels that the Vierra petition evidences less justification and indicates less hardship than the Chun petition, SP(T)62-39, which was denied.

Recommendation

The staff concurs ~~in~~ the recommendations of the City Planning Commission of Honolulu and in the staff report of March 27, 1963, both of which recommend denial of the application for special permit by Joseph and Helen Vierra, SP(T)63-46.

The staff's recommendation for denial is based in part on the treatment of nonconforming uses prescribed by law, in part in favor of the agricultural uses sanctioned in this area, in part in sympathy with the City and County of Honolulu which must bear the principal costs of financing public facilities in Waimanalo and in part on the belief that need in Waimanalo for urban lands is being fulfilled.

The record does not show that there is any special hardship evidenced by the Vierra petition, and the staff does not feel that the use proposed is unusual in character or of substantial benefit to the community.



LUC. Ref. No. 769

December 2, 1963

City Planning Commission  
Honolulu Hale  
Honolulu, Hawaii

Attention: Mr. Frederick Lee, Planning Director

Gentlemen:

Enclosed is a copy of a letter notifying Mr. and Mrs. Joseph A. Vierra  
of the denial of their application for special permit.

Sincerely,

R. YAMASHITA  
Executive Officer

Encl.



June 4, 1963

Mr. and Mrs. Joseph A. Vierra  
41-727 Kumuhanu Street  
Waimanalo, Oahu, Hawaii

Dear Mr. and Mrs. Vierra:

This is to apprise you of the status of your application for Special Permit which was heard before the Land Use Commission on March 27, 1963.

As you know the members of the Land Use Commission were not confirmed by the last legislature and are no longer in office. Therefore, final action may not be taken on your application until such time as new members are appointed.

Additionally, however, the last legislature passed a bill, presently awaiting the Governor's signature, which amends Act 187 and reworks the Special Permit procedures. Because of this new bill there are now two possible courses of action open to you, presented below for your consideration:

- (1) You may leave your application in the hands of the Land Use Commission where it will be presented to the new members of the Land Use Commission for their consideration and final action; or
- (2) You may withdraw the application along with the filing fee and then present it to your County Planning Commission for their consideration and action.

When you have decided upon one of the two courses of actions mentioned above, would you kindly notify this office and we will proceed accordingly.



Mr. and Mrs. Joseph A. Vierra  
Page 2  
June 4, 1963

Thank you for your patience thus far. If you have any further questions please contact me.

Very truly yours,

W. M. MULLANEY  
ACTING EXECUTIVE OFFICER

cc: City Planning Commission

EAGLE-A

ALAWAM BOND



NEAL S. BLAISDELL  
MAYOR



## CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT  
HONOLULU HALE ANNEX  
HONOLULU 13, HAWAII

April 3, 1963

PLANNING COMMISSION  
THOMAS N. YAMABE, II, CHAIRMAN  
GEORGE F. CENTEIO  
FRANK W. HUSTACE, JR.  
KINJI KANAZAWA  
CYRIL W. LEMMON  
STANLEY T. HIMENO  
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO  
MANAGING DIRECTOR, EX-OFFICIO  
ZONING BOARD OF APPEALS  
HENRY C. H. CHUN-HOON, CHAIRMAN  
HAROLD K. KOMETANI, VICE-CHAIRMAN  
R. GIBSON RIETOW  
PLANNING DIRECTOR  
FREDERICK K. F. LEE

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

RECEIVED  
APR 9 1963  
State of Hawaii  
LAND USE COMMISSION

Gentlemen:

SUBJECT: Request for Special Permit by Mr. and  
Mrs. Joseph A. Vierra

Reference is made to your letter of March 12, 1963, requesting the Planning Commission's comments and recommendation on the matter pertaining to an application for Special Permit by Mr. and Mrs. Joseph A. Vierra, for the construction of an additional single-family dwelling unit on parcel of land containing 15,643 square feet, identified as Tax Map Key 4-1-25: Parcel 50, situated at 41-727 Kumuhau Street in Waimanalo.

The Planning Director reported the following findings to the Planning Commission for consideration:

The lot in question, containing an area of 15,643 square feet, is situated on the Pali side of Kumuhau Street, approximately 3,600 feet mauka of Kalaniana'ole Highway. The lot is a portion of a kuleana transfer from the Waimanalo Sugar Company to the Waimanalo Agricultural Company in 1948. Although the original subdivision is not recorded in our files, the kuleana was sold as agricultural lots. The original kuleana contained an area of 1.0 acre, and was subdivided into residential lots of 32,625 square feet and 15,643 square feet in 1960.

The lot fronts on a government road but on an agricultural standard. The access road was constructed by the State when the



April 3, 1963

State developed the agricultural lots on the opposite side. Only a 4-inch water line was installed and it is inadequate to handle residential development. The surrounding area is mostly used as agricultural lots.

Both our Waimanalo General Plan and the State Land Use maps indicate the area as agricultural.

The Commission had denied a similar application of Michael Chun who owns one acre of land makai of the Vierra lot.

The Planning Director recommended that the application to construct an additional dwelling unit be denied in keeping with the agricultural designation under the Waimanalo General Plan.

The Commission, after considering all of the facts, voted to accept the Planning Director's findings and recommended that the request for Special Permit be denied. The reasons for denial are as follows:

1. The roadway leading to the lot is substandard (agricultural road);
2. The existing water line is inadequate to serve any kind of residential development; and
3. Granting of Special Permit to allow residential type of development is contrary to the Waimanalo General Plan.

Very truly yours,

PLANNING COMMISSION

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

RT:da

TRANSMITTED BY:

M. Haddad  
Managing Director

Paul Blausdell  
Mayor

cc: City Council



Ref. No. LUC 716

November 6, 1963

Mr. and Mrs. Joseph A. Vierra  
41-727 Kumuahau Street  
Waimanalo, Oahu, Hawaii

Dear Mr. and Mrs. Vierra:

The Land Use Commission of the State of Hawaii has authorized me to serve notice of the denial of your application for special permit initiated in February of this year under Act 187/SLH 1961. Action on your application was taken by the Commission at its meeting on November 1, 1963 in Honolulu.

Transmitted herewith are copies of comments by the City Planning Commission and a Land Use Commission staff report which are the bases of the adverse action on your petition.

If you have any questions on the matter, please feel free to contact me.

Sincerely,

R. YAMASHITA  
Executive Officer

Enclosures



NEAL S. BLAISDELL  
MAYOR



## CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT  
HONOLULU HALE ANNEX  
HONOLULU 13, HAWAII

April 3, 1963

### PLANNING COMMISSION

THOMAS N. YAMASE, II, CHAIRMAN  
GEORGE F. CENTEIO  
FRANK W. HUSTACE, JR.  
KINJI KANAZAWA  
CYRIL W. LEMMON  
STANLEY T. HIMENO  
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO  
MANAGING DIRECTOR, EX-OFFICIO  
ZONING BOARD OF APPEALS

HENRY C. H. CHUN-HOON, CHAIRMAN  
HAROLD K. KOMETANI, VICE-CHAIRMAN  
R. GIBSON RIETOW

PLANNING DIRECTOR  
FREDERICK K. F. LEE

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

RECEIVED  
APR 4 1963  
STATE OF HAWAII  
LAND USE COMMISSION

Gentlemen:

**SUBJECT: Request for Special Permit by Mr. and  
Mrs. Joseph A. Vierra**

Reference is made to your letter of March 12, 1963, requesting the Planning Commission's comments and recommendation on the matter pertaining to an application for Special Permit by Mr. and Mrs. Joseph A. Vierra, for the construction of an additional single-family dwelling unit on parcel of land containing 15,643 square feet, identified as Tax Map Key 4-1-25: Parcel 50, situated at 41-727 Kumuhau Street in Waimanalo.

The Planning Director reported the following findings to the Planning Commission for consideration:

The lot in question, containing an area of 15,643 square feet, is situated on the Pali side of Kumuhau Street, approximately 3,600 feet mauka of Kalaniana'ole Highway. The lot is a portion of a kuleana transfer from the Waimanalo Sugar Company to the Waimanalo Agricultural Company in 1948. Although the original subdivision is not recorded in our files, the kuleana was sold as agricultural lots. The original kuleana contained an area of 1.0 acre, and was subdivided into residential lots of 32,625 square feet and 15,643 square feet in 1960.

The lot fronts on a government road but on an agricultural standard. The access road was constructed by the State when the



April 3, 1963

State developed the agricultural lots on the opposite side. Only a 4-inch water line was installed and it is inadequate to handle residential development. The surrounding area is mostly used as agricultural lots.

Both our Waimanalo General Plan and the State Land Use maps indicate the area as agricultural.

The Commission had denied a similar application of Michael Chun who owns one acre of land makai of the Vierra lot.

The Planning Director recommended that the application to construct an additional dwelling unit be denied in keeping with the agricultural designation under the Waimanalo General Plan.

The Commission, after considering all of the facts, voted to accept the Planning Director's findings and recommended that the request for Special Permit be denied. The reasons for denial are as follows:

1. The roadway leading to the lot is substandard (agricultural road);
2. The existing water line is inadequate to serve any kind of residential development; and
3. Granting of Special Permit to allow residential type of development is contrary to the Waimanalo General Plan.

Very truly yours,

PLANNING COMMISSION

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

RT:da

TRANSMITTED BY:

M. H. Haddad  
Managing Director

Walter Blaisdell  
Mayor

cc: City Council



STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

STAFF REPORT

SP(T) 63-46

Temporary District Classification: AGRICULTURAL

APPLICATION OF HELEN AND JOSEPH VIERRA, 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: 50.

The applicants are the owners in fee of this parcel which is reached from Kumuhau Street. The area under application abuts the property owned by M.L. Chun which was considered for a Special Permit by the Commission earlier this year (denied).

Presently there are three houses existing on the property. The Waimanalo General Plan designates the area for Agricultural use.

Power is available to the site. Water is provided to the property through a 2' inch county line.

The Waimanalo Plan designates the area around the application as agricultural with medium density residential areas to be developed makai of the new highway alignment along Hiimanu Street. The first phases of this plan are under construction.

On the basis of the existing facilities serving the site and the implementation of the Waimanalo Plan now in progress, the staff recommends denial of this application.



STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
869 Punchbowl Street, Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

NOTICE TO THE PUBLIC  
AND AGENDA

This hearing has been called to consider: (1) an Application for Special Permit; (2) the Land Use Commission's Proposed Final District Regulations; and (3) the Land Use Commission's Proposed Final District Boundaries for the City and County of Honolulu.

Publication of Legal Notice occurred in the Honolulu Star-Bulletin on March 4, 1963.

SP(T) 63-46

Application of Joseph A. Vierra for Special Permit to construct an additional single family dwelling on land in Waimanalo, Oahu: Described as First Division, TMK 4-1-25: 50.

The Land Use Commission's Proposed Final District Regulations for the three districts: Urban, Agriculture and Conservation.

The Land Use Commission's Proposed Final District Boundaries for the City and County of Honolulu.



2:00 appt w/ Gordon  
12/16/63

Tel # 86-2648 or 25-7352



Roy Takeyama

13. R. Wenckham - Wants cons. zone at Nanakuli shore,

Hawai Kai, Queen's Beach area,

claims adequate area available for urbanization

STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
869 Punchbowl Street, Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

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SP(T) 63-46      Application of Joseph A. Vierra for Special Permit to construct an additional single family dwelling on land in Waimanalo, Oahu: Described as First Division, TMK 4-1-25: 50.

~~The Land Use Commission's Proposed Final District Regulations for the three districts: Urban, Agriculture and Conservation.~~

~~The Land Use Commission's Proposed Final District Boundaries for the City and County of Honolulu.~~

*Kaimukau Rd.      Served by 20' Road.  
Across street from State Agric Subd.*



CAMPBELL ESTATE - M.L. Randolph  
READS FROM STATEMENTS SUBMITTED

- 1) AREA ABOVE INDUSTRIAL PARK - NOW IN QUARRY
- 2) ONEOLA BEACH
- 3) KAHUKU - CANNOT PREDICT DIRECTION OF DEVELOPMENT BUT WANTS FAVORABLE CONSIDERATION

HAWAII ELECTRIC CO. (SUMMERS)

- 1) KAHE POINT URBAN DISTRICT EXPANSION - adding a power plant to their complex every 2 to 3 years.

JOHN ENA ESTATE - MANOA VALLEY (MARTIN ANDERSON)

CONSERVATION TO URBAN.

LESLIE J. WATSON - (REBUTTAL) BWS HAS NOT MAINTAINED THAT THIS IS IN A WATER RESERVE BUT MERELY PROPOSED FOR A FOREST RESERVE OR H<sub>2</sub>O. -

KAHUKU PLANTATION - [HERBERT WARDER]

- 1) KAHUKU VILLAGE BE ZONED 'A' INSTEAD OF 'U' AS RECOMMENDED BY HB 24.

SING CHONG CO. [CHAS. DWIGHT] 4-7-43  
4-7-07

'A' to 'U'

SECOND TIME PART URBAN & PART 'CONS'

MONEY EXPENDED - SUBDIVISION PLANS ETC.

BRYAN - LINE REDRAWN TO 20% ?

DWIGHT - EXTENT OF WATER - 25% SLOPE

STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
869 Punchbowl Street, Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

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0-10:am.

(2)

Bishop Estate [Joseph MATSON]

Heeia - move line to top of ridge 'U'

ENCHANTED LAKE -

Waiau - development within the next 5 years.

Chuck Shima - 1-4-14:14

Hawula - 5-4-02:18

$\frac{2}{3}$  U -  $\frac{1}{3}$  Conservation

all 'U'

Hawaii Kai - [Henry Shigikane]

John Akamine - mikiua valley - ULEHAWA Road -  
RE: JOE DRAKE -

Haw's Land & Mokuleia Ranch [HAC HENDERSON]

MANANA 50 acres above MOMILANI subdivision IN  
waiaua.

Mokuleia R - CRAZING up to FRLINE marker 'C' to 'A'  
WATERFRONTAGE 'C' to 'U'

Robinson Trust [FRANK GIBSON] 9-4-02:17

Waipahu - above D.C. LOM -  
AREA ABOVE waiau

Stephens House - 1-4-07:1 in Kalih. Valley  
'C' to 'U' REQUESTED area in the lower portion  
5 to 6 acres.

STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
869 Punchbowl Street, Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

NOTICE TO THE PUBLIC  
AND AGENDA

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The Land Use Commission's Proposed Final District Boundaries for the City and County of Honolulu.





10 a.m.  
3/27/63

Robert Wenckham - VICE-PRESIDENT OF THE <sup>(3)</sup>  
WESTERN FEDERATION OF OUTDOOR CLUBS  
1) SHORELINE AREAS

Dudley Peatt - HISTORIC SITES COMMITTEE - CITY BEAUTIFICATION  
COMMITTEE

CLOSE BOUNDARIES

OPEN REGULATIONS

Joseph Viorra  
1950 purchased 1.1 ac.  
1961 subdivided into two parcels

STATE OF HAWAII  
LAND USE COMMISSION

Department of Transportation Auditorium  
869 Punchbowl Street, Honolulu, Hawaii

10:00 A.M.  
March 27, 1963

NOTICE TO THE PUBLIC  
AND AGENDA

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Application of Joseph A. Vierra for Special Permit to construct an additional single family dwelling on land in Waimanalo, Oahu: Described as First Division, TMK 4-1-25: 50.

The Land Use Commission's Proposed Final District Regulations for the three districts: Urban, Agriculture and Conservation.

The Land Use Commission's Proposed Final District Boundaries for the City and County of Honolulu.



(COPY)  
Report of the  
COMMITTEE

on

Z

PUBLIC WORKS, Roads, Bridges, Public Highways, Refuse, Water, Sewers, Automotive Equipment and Traffic.  
Richard M. Kageyama, Chairman; Ben F. Kaito, Vice-Chairman; Masato Doi, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member.

RECEIVED

MAR 29 1963


State of Hawaii  
LAND USE COMMISSION

645

March 25, 1963

Mr. Chairman:

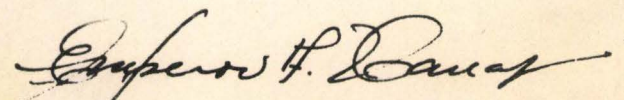
Your Committee on Public Works to which was referred communication (M-200) from R. J. Darnell, Executive Officer, State Land Use Commission, requesting comments and recommendation on an application for Special Permit by Mr. and Mrs. Joseph A. Vierra to add an additional single-family residence to those existing on property at Koko Head, Honolulu, Oahu, Hawaii, recommends that it be referred to the Mayor for comments and recommendation by the Planning Director.

  
Darnell

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU

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

Honolulu, Hawaii

  
EMPEROR A. HANAPI, CITY CLERK

Reference:

Resolution No.

Bill No.

COMMITTEE

REPORT NO.

633

Dated this 25th day of March 1963

COUNCILMEN:

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

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

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



## CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

March 20, 1963

EMPEROR A. HANAPI  
City Clerk

Refer to  
M-200 (1963)

633

RECEIVED

MAR 22 1963

State of Hawaii  
LAND USE COMMISSION

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

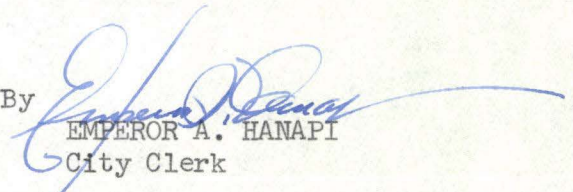
Dear Sir:

Your communication of March 12, 1963 requesting comments and recommendation on an application for Special Permit by Mr. and Mrs. Joseph A. Vierra to add an additional single-family residence to those existing on the property at Koko Head, Honolulu, Oahu, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By

  
EMPEROR A. HANAPI  
City Clerk

ert

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

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

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

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



Ref. No. LUC 475

March 12, 1963

Mr. and Mrs. Joseph A. Vierra  
41-727 Kumuhae Street  
Waimanalo, Oahu, Hawaii

Dear Mr. and Mrs. Vierra:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on March 27, 1963, at 10:00 a.m., in the State Department of Transportation auditorium, 869 Punchbowl Street, Honolulu, Hawaii. Your application for Special Permit will be heard at that time.

Publication of the Legal Notice appeared in the Honolulu Star-Bulletin on March 4, 1963.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Ref. No. LUC 474

March 12, 1963

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

Attention: The Honorable Masato Doi, Chairman  
and Presiding Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendation regarding a matter pending before the Land Use Commission from the County of Honolulu.

Enclosed is a submittal pertaining to an application for Special Permit by Mr. and Mrs. Joseph A. Vierra.

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

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures



Ref. No. LUC 473

March 12, 1963

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

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

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendation regarding a matter pending before the Land Use Commission from the County of Honolulu.

Enclosed is a submittal pertaining to an application for Special Permit by Mr. and Mrs. Joseph A. Vierra.

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

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures



COPY

NOTICE OF CANCELLATION OF ITEM TO BE HEARD BY THE STATE OF HAWAII LAND USE COMMISSION

The petition of Centex-Trousdale Co., A(T) 62-29, for change of Temporary District Boundary scheduled for hearing on March 5, 1963, at 7:30 p.m. has been cancelled from that agenda and reset for hearing as described in separate notice on this page.

NOTICE OF PUBLIC HEARINGS TO CONSIDER (1) PROPOSED FINAL DISTRICT REGULATIONS; (2) PROPOSED FINAL DISTRICT BOUNDARIES; (3) AN APPLICATION FOR SPECIAL PERMIT; AND (4) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY, WITHIN THE CITY AND COUNTY OF HONOLULU BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN OF PUBLIC HEARINGS TO BE HELD IN THE CITY AND COUNTY OF HONOLULU, by the State of Hawaii Land Use Commission to consider (1) proposed Final District Regulations; (2) proposed Final District Boundaries for the City and County of Honolulu; (3) an application for Special Permit and; (4) a petition for Change of Temporary District Boundary, within the City and County of Honolulu as provided for in SECTION 2, Secs. 4, 6, 7 & 8, Act 187, Session Laws of Hawaii 1961.

WEDNESDAY, MARCH 27, 1963, Department of Transportation Auditorium, 869 Punchbowl St., HONOLULU, HAWAII, at 10:00 a.m., or as soon thereafter as those interested may be heard.

WEDNESDAY, MARCH 27, 1963, August Ahrens School Auditorium, WAIPAHU, OAHU, at 4:00 p.m., or as soon thereafter as those interested may be heard.

WEDNESDAY, MARCH 27, 1963, Waianae High School Auditorium, WAIANAE, OAHU, at 8:00 p.m., or as soon thereafter as those interested may be heard.

THURSDAY, MARCH 28, 1963, Pali Palms Hotel Dining Room, 970 North Kalaheo Ave., KAILUA, OAHU, at 9:00 a.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD:

- (1) Proposed Final District Regulations - all four hearings.
- (2) Proposed Final District Boundaries for the City and County of Honolulu - all four hearings.
- (3) Application of Joseph A. Vierra, SP(T) 63-46, for Special Permit to construct an additional single family dwelling on land in Waimanalo, Oahu: Described as First Division, TMK 4-1-25: 50 - HONOLULU HEARING ONLY.
- (4) Petition of Centex-Trousdale Co., A(T) 62-29, for change of Temporary District Boundary from an Agricultural district to an Urban district classification for land in Kailua, Oahu: Described as First Division, TMK 4-2-13: 22 and 4-2-16: 1. Being an area of 686 acres, more or less - KANEOHE HEARING ONLY.

Maps showing the proposed Final District Boundaries for the City and County of Honolulu; areas under consideration for Special Permit and Temporary District Boundary Change; copies of the proposed Final District Regulations; and the Interim Regulations governing the applications for Special Permit and petitions for Boundary Change are on file in the offices of the City Planning Commission, Honolulu, Hawaii, and the Land Use Commission, Honolulu, Hawaii, and are open to the public for inspection during office hours.

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

LAND USE COMMISSION

E. C. BRYAN, Chairman

R. J. DARNELL, Executive Officer



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC

2/26/63

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of HONOLULU, Island of OAHU, Land Use Commission Temporary District Boundary map number and/or name 0-15, KOKO HEAD, for the following-described purpose:

TO ADD AN ADDITIONAL SINGLE-FAMILY RESIDENCE TO THOSE (3) EXISTING ON THE PROPERTY.

Description of property:

TMK FIRST DIVISION  
4-1-025:050

Petitioner's interest in subject property:

OWNER

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

TO PROVIDE A HOME FOR MY SON, WHO PRESENTLY LIVES IN MY HOME ON THE PROPERTY, AND WHO IS PLANNING TO MARRY IN APRIL

Signature(s)

Joseph A. Vierra Sr.  
Helen E. Vierra  
(Mr. & Mrs. Joseph A. Vierra)

Address:

41-727 KUMUHAU ST.  
WAIMANALO, OAHU, HAWAII

Telephone:

257-352

This space for official use

The property is situated in a <sup>TEMPORARY</sup> ~~(A)~~ AGRICULTURAL district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s)

[Signature]

For (agency)

Land Use Commission



COPY

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee 2/26/63  
received by LUC \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name 0-15 Koko Head, for the following-described purpose:

To add an additional single-family residence to those existing on the property

Description of property:

TMK First Division, 4-1-025: 050

Petitioner's interest in subject property:

Owner

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

To provide a home for my son, who presently lives in my home on the property, and who is planning to marry in April.

Signature(s) /s/ Joseph A. Vierra  
/s/ Helen I. Vierra  
(Mr. and Mrs. Joseph A. Vierra)

Address: 41-727 Kumuhau St.  
Waimanalo, Oahu, Hawaii  
Telephone: 257-352

This space for official use

Temporary

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

Signature(s) /s/ R. J. DARNELL

Executive Officer  
Land Use Commission

For (agency) \_\_\_\_\_

LSB  
WATER  
DL 1/ NR



State Form B14

STATE OF HAWAII

LAND USE COMMISSION  
426 Queen St., Honolulu, Hawaii

Department, Bureau or Commission

OFFICIAL  
RECEIPT

NO

48

Feb. 26, 1963

RECEIVED from Mrs. Joseph O. Vieira for Joseph & Helen Vieira  
Gift, + no/100 \_\_\_\_\_ DOLLARS

For public hearing by the Land Use Commission for  
Special Permit on property on Oahu

\$ 50.00

Adelbert L. King

Public Accountant

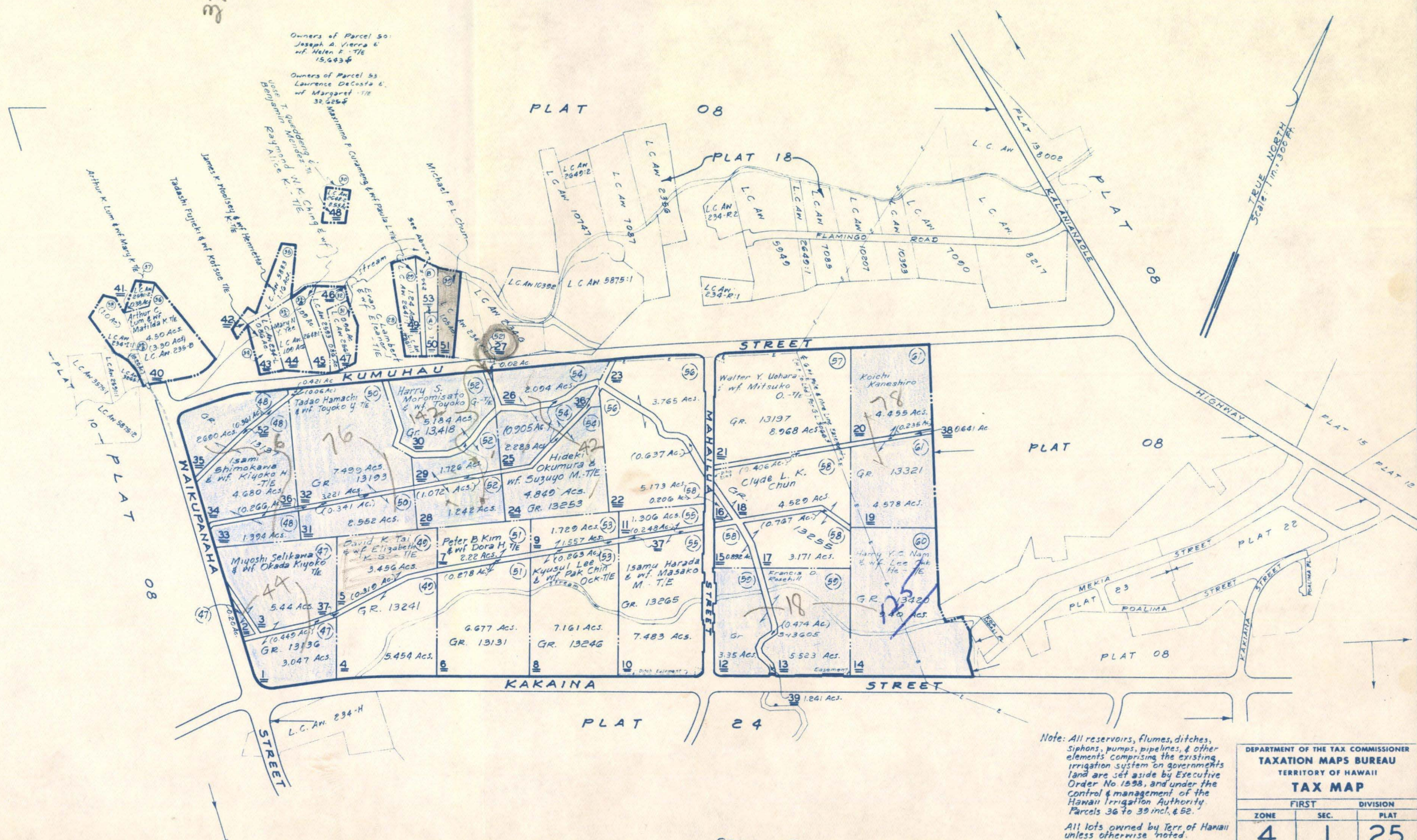
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DEC 1960

DWG NO 4289  
SOURCE Direct tracing from photostat. HTS PLAT 2162  
BY H.M.W.D Date: Oct. 3, 1956



WAIMANALO FARM LOTS, WAIMANALO, KOOLAUPOKO, OAHU.

SUBJECT TO CHANGE

| DEPARTMENT OF THE TAX COMMISSIONER<br>TAXATION MAPS BUREAU<br>TERRITORY OF HAWAII<br>TAX MAP |      |          |
|--|------|----------|
| FIRST  |      | DIVISION |
| ZONE   | SEC. | PLAT     |
| 4  | 1    | 25       |
| CONTAINING   |      | PARCELS  |
| SCALE: 1 IN. = 300 FT.   |      |          |



