

ASHIKAWA, Gilbert

SP(T)63-7

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP(T)63-7 (Oshikawa)
DATE 2/28/64
PLACE LUC Hearing Room
TIME 3:45

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.				✓
OTA, C.	✓			
WENKAM, R.	✓			
BURNS, C.E.S.				✓
NISHIMURA, S.	✓			
MARK, S.				✓
FERRY, J.				✓
THOMPSON, M.	✓			

COMMENTS: Ota - Motion to deny petition
Wung - second

Staff to notify Oshikawa of Panel Consideration.

Ref. No. LUC 164

March 9, 1964

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

Dear Mr. Hamasu:

The Land Use Commission, in action taken on February 28, 1964, denied the request of Mr. Gilbert Ashikawa for a special permit. The Commission's denial of the petition was based on the staff report, copies of which are enclosed for your information and for your transmittal to the petitioner. A copy of this letter is also enclosed for the same purpose.

Should you have further questions, please feel free to contact this office.

Very truly yours,

**RAYMOND S. YAMASHITA
Executive Officer**

**REM/sm
Encl.**

**cc: Mr. Myron Thompson
Mr. Roy Takeyama
Mr. Gilbert Ashikawa**

dup.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

1:00 P. M. - February 28, 1964

Commissioners

Present:

James P. Ferry
Shiro Nishimura
Charles S. Ota
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Shelley Mark
C.E.S. Burns
Goro Inaba

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Amy Namihira, Stenographer

The meeting was called to order by Chairman Thompson who said a short opening prayer.

ADOPTION OF MINUTES

The minutes of 1/17/64, 1/18/64, 1/24/64 and 1/25/64 meetings and public hearings were accepted as circulated with the understanding that changes would be made in sentence structures and phrases, particularly relating to the minutes concerning Oceanic Properties, Inc.

ELECTION OF A TEMPORARY CHAIRMAN

In view that both Chairman and Vice Chairman would be absent at tonight's meeting at 7:00 p.m., election of a temporary chairman was in order.

Commissioner Nishimura moved to elect Commissioner Ota as temporary chairman, to which Commissioner Wenkam seconded the motion. The motion was carried unanimously.

PETITIONS PENDING ACTION

PETITION OF EUGENE & EVA KENNEDY(A(T)62-27) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN LANIKAI, OAHU: Described as TMK 4-3-2: Por. 1

Mr. William Yim, Counsel for petitioners, presented a letter to the Commission (which was read by the Chairman) requesting a withdrawal of their petition.

In light of this request Commissioner Wung moved to accept the request by Eugene and Eva Kennedy to withdraw their petition; which was seconded by Commissioner Nishimura. The motion was carried unanimously.

PETITION OF SADAMU TSUBOTA (SP(T)63-6) FOR A SPECIAL PERMIT TO CONSTRUCT A MULTI-UNIT RESIDENCE ON SUBJECT PARCEL LOCATED IN PUNA, HAWAII: Described as TMK 1-5-03: 28 containing 3.00 acres

The Field Officer, Richard Mar, gave a background on the petition, and pointed out the location of the area on a map.

The Executive Officer continued with the staff's analysis and recommendation. The recommendation was for disapproval of the petition on the basis that adequate areas, for which a development plan has already been prepared and for which detailed zoning maps will soon be adopted, have already been placed in the urban district. Approval of an urban use, outside of the areas now designated urban would adversely affect orderly development by setting a precedent which can only lead to further scatteration of developments in the area.

The Commissioners felt that the request was reasonable because the area is now serviced with facilities, the area would be most appropriate for a rural classification, and that the needs of this petition were of an unusual nature.

The Chairman asked whether this petition would be more appropriate for a boundary change rather than a special permit. The Executive Officer replied that the request was for a multi-residence use which was an unusual use. Therefore, the special permit procedure would be more appropriate than a boundary change. He stated that if it were a boundary change, approval would constitute spot zoning.

Commissioner Nishimura felt that these people should be given an opportunity to develop their lands, which are available, to their best and highest use. Commissioner Nishimura, recognizing the opportunity this petition would provide in fulfilling the need for more low cost housing in the area, moved to accept this petition by Sadamu Tsubota. The motion was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Wenkam and Nishimura.

Disapproval: Commissioner Ota and Chairman Thompson.

The motion was not carried because of lack of votes. The petition was denied.

PETITION OF GILBERT ASHIKAWA (SP(T)63-7) FOR A SPECIAL PERMIT TO SUBDIVIDE PROPERTY INTO TWO LOTS CONTAINING 19,700 SQ. FT. SITUATED IN NORTH KONA, HAWAII: Described as TMK 7-6-10: 18 consisting of 49,300 sq. ft.

A background of the petition was given by the Field Officer, Richard Mar.

The Executive Officer presented a letter from Mr. Ashikawa which was read into the record (letter on file).

The staff recommended denial of the petition on the bases that:

1. The use petitioned for is common rather than unusual and does not meet the requirements of law in this respect.
2. The granting of this petition would constitute spot zoning and would be, in effect, the granting of a special privilege to an individual unless it is to be also made to all similar future petitions. Since the use and the circumstance are not unusual and hardship is not intimated (as has been true in other cases which have been denied), granting of this petition would set a precedence which would provide opportunity for scattered developments to occur.

The consensus of the Commission was that this area was typical of a rural designation and requested that the staff inform Mr. Ashikawa that the Commission would be considering this area (which includes Mr. Ashikawa's property) in a rural district during its deliberation on the final district boundaries.

Commissioner Ota moved to deny the petition on the basis of the staff recommendation. Commissioner Wung seconded the motion. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam, Nishimura and Chairman Thompson.

Disapproval: None.

The motion was carried.

A

PETITION OF PUNA SUGAR COMPANY (SP(T)63-8) FOR SPECIAL PERMIT TO SUBDIVIDE A LOT OF 1.424 ACRES FROM A PARCEL OF 253.751 ACRES IN SIZE AND TO DEED THIS LOT WITH AN EXISTING DWELLING TO AN EMPLOYEE OF THE COMPANY, LOCATED IN PUNA, HAWAII: Described as TMK 1-8-05: 141

The Field Officer, Richard Mar reviewed the background on the petition and pointed out the location of the area on a map.

The Executive Officer reviewed the staff's analysis and recommendation (which is on file). The recommendation was for disapproval.

Commissioner Ferry moved to deny the petition by Puna Sugar Company on the basis of the staff's recommendation. Commissioner Wenkam seconded the motion. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioner Ota, Wenkam, Ferry and Chairman Thompson.

Disapproval: Commissioners Wung and Nishimura.

The motion was not carried because of insufficient votes.

A second motion to grant approval of the petition was made by Commissioner Nishimura and was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung and Nishimura.

Disapproval: Commissioners Ota, Wenkam, Ferry and Chairman Thompson.

Motion was not carried because of insufficient votes. The petition was thus denied.

PETITION OF LIHUE PLANTATION COMPANY, LTD. (SP(T)63-6) FOR A SPECIAL PERMIT TO USE A PORTION OF ITS LANDS FOR THE CONSTRUCTION OF A SOUND MOVIE STUDIO COMPLETE WITH HOTEL, RESIDENTIAL AND RESTAURANT FACILITIES CONSISTING OF 30 ACRES LOCATED IN THE SOUTHWEST CORNER OF HANAMAULU BAY, KAUAI: Described as TMK 3-7-02

The Field Officer, Richard Mar, reviewed the background information on the petition and outlined the location of the area on a map.

The Executive Officer reviewed the analysis and recommendation of the staff report (which is on file). The recommendation was for approval in concurrence with the Kauai Planning and Traffic Commission's reasons as follows:

1. The development is directly necessary to the economic development of the County;
2. it is utilizing vacant lands of poor soil conditions to more productive use; and
3. the proposed use of the land is unusual and reasonable within an agricultural district.

However, the recommendation for approval was limited to the south bank of Hanamaula River where it meets the shore.

The question as to the ownership of about one-half of the Hanamaulu sand beach frontage was raised. Tax maps indicated that the sand beach frontage, which was included in the petitioner's petition, was not included as a portion of lands owned by the petitioner.

Commissioner Ferry moved to approve the petition but limiting the area to lands owned by Lihue Plantation as indicated by the tax maps. The motion was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

The motion was carried.

PETITION OF DONN CARLSMITH (SP(T)63-9) FOR A SPECIAL PERMIT TO SUBDIVIDE APPROXIMATELY 10.84 ACRES INTO TWO LOTS (38,160 sq. ft. lot and 9.96 acre lot) AND TO DEED THE PROPOSED 38,160 SQ. FT. LOT TOGETHER WITH A DWELLING AND A ROADWAY EASEMENT TO A PROSPECTIVE PURCHASER SITUATED AT ONOMEA, SOUTH HILO, HAWAII: Described as TMK 2-7-10: 5

A summary of the background of the petition was made by the Field Officer, who located the area on a map.

The Executive Officer reviewed the staff's analysis and recommendation. The staff recommendation was for disapproval on the bases stated in the staff report (on file).

Commissioner Wenkam, in response to a question raised by Commissioner Ota, felt that there was insufficient information available to set any standards that would categorize petitions of this nature.

Commissioner Wenkam, therefore, moved to defer action on this petition. The motion was seconded by Commissioner Wung.

The motion was carried unanimously.

PETITION OF EDWARD & GLADYS HORNER (SP(T)63-5) FOR A SPECIAL PERMIT TO CONSTRUCT A NEW HOME ON LAND SITUATED IN KOLOA, KAUAI: Described as TMK 2-5-06: 18

The Field Officer reviewed the background of the petition and pointed out the location of the area on a map.

The Executive Officer continued with a review of the analysis and recommendation. The recommendation of the staff was for denial on the bases that: (1) the use is not unusual; (2) approval would constitute spot zoning; and (3) justification for similar future petitions and effective control over scattered developments would be lost.

Commissioner Nishimura stated that the petitioners have been prevented from building on their property over a year and has caused them a great hardship.

The Executive Officer was sympathetic with the petitioners' views but stated that the petitioners' land is now in Agriculture and is proposed for an Urban classification. He stated that the special permit process should not be used to circumvent the procedures of a boundary change.

Commissioner Wenkam stated that the area, in reality, is an urban area and that most of the areas which were classified as agriculture under the interim boundaries were arbitrarily established. The previous zoning of the area in agriculture was in error. The argument that a special permit would be contrary to land uses in an agricultural district is purely a technicality. A factual look on the situation shows that the area should be urban and this Commission would be implementing what should have been done if it were to act on this special permit.

Chairman Thompson inquired as to what the possibility for relief to the petitioner would be should this Commission deny this special permit on a technicality. The Executive Officer replied that a petition for a boundary change would involve a waiting period as long as July 1st or longer. He stated that the denial is not only based on a technicality but also a principle. This Commission is mandated to follow the Law and accordingly should base its decisions and actions as mandated by Law.

Commissioner Nishimura moved to accept the petition for a special permit by Edward and Gladys Horner. The motion was seconded by Commissioner Ota. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam and Nishimura.

Disapproval: Chairman Thompson.

The motion was not carried because of lack of sufficient votes and the petition was thus denied.

OLD BUSINESS

PETITION OF OCEANIC PROPERTIES, INC. (A(T)63-38), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN WAIPIO, OAHU: Described as Portions of TMK 9-4 and 9-5. (Discussion only - not to take action)

The possible need for additional information on the above petition was stressed in discussions by Commissioner Wenkam. A suggestion to subpoena individuals was

turned down by the Commissioners, and a request to have the Executive Officer initiate letters to certain individuals was met with great reluctance.

The Executive Officer explained that it appeared there were indications that the area under consideration is in demand and in need for agricultural use. He requested permission to write to those individuals who would be qualified in answering questions which needed clarification. This request was granted by the Commission.

The meeting adjourned at 5:30 p.m.

denied

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
Honolulu, Hawaii

1:00 P. M.
February 28, 1964

STAFF REPORT

SP(T)63-7 - GILBERT ASHIKAWA Temporary District Classification: AGRICULTURAL

Background

The Planning and Traffic Commission of the County of Hawaii has referred to the Land Use Commission their approval of an application for special permit by Mr. Gilbert Ashikawa.

Mr. Ashikawa is owner of the land in fee. It has an area of 49,300 sq. ft. and is situated in North Kona, Hawaii (TMK 7-6-10: 18).

Mr. Ashikawa has applied for a special permit to subdivide his property into two lots containing 19,700 sq. ft. each. On the subject property will be a private 40 ft. road reserve for access to the proposed lots.

The lot is vacant and is in an interim agricultural district and is also being proposed as such on the final district maps. It is accessible by a private road leading from the Kailua-Holualoa Road. Slope of land is approximately 16%;^{1/} rainfall averages about 40 inches per year.^{2/} According to the Soil Survey of the Territory of Hawaii, the soil is classified as Honuaulu Clay Loam over Pahoe-hoe lava. This type of soil has limited use for coffee and diversified crops. However, it is considered good grazing land.^{3/}

1/ USGS 7.5 minute series, 1-24000, Kealakekua Quadrangle.

2/ State Planning Office, The General Plan of the State of Hawaii, January, 1961.

3/ U.S. Dept. of Agriculture, Soil Survey of T.H., p. 374.

Adjoining uses are primarily agricultural such as grazing and banana orchards. The northern portion of the lot is bordered by a stonewall. Beyond the stonewall is a large banana orchard intermixed with a few shrubs and bushes. Immediately to the east of the subject property are two vacant lots. Beyond the two vacant lots is the Sidney J. Weinrich property which has a large single family dwelling on it. A little further up the private roadway is another single family dwelling owned by Mr. & Mrs. Raymond L. Salley. The Weinrichs' and the Salleys' homes do not appear to be used for any use other than residential. Mr. & Mrs. Weinrich's property has an area of 93,000 sq. ft. while Mr. & Mrs. Salley's property is 31,612 sq. ft. in size.^{1/}

The Ashikawas' property is bordered to the east by the Kona Kai Opuu subdivision. The property is a new subdivision with a total area of 7.4 acres.

A new road has been completed in the subdivision. Field investigation shows that the average lot sizes appears to be about half acre. There are no houses on the subdivision at the time of the field investigation. Adjacent to the Kona Kai Opuu subdivision is the George S. Parker property. The Parker property has a large single family dwelling on it. Total area for the Parker parcel is 1.483 acres.

To the south of the petitioner's property is the Manuel Gomes, Jr. property. There is an old single family dwelling on the parcel along with a skin drying shed and two garages. From the Manuel Gomes property along the Kailua-Holualoa road in a southerly direction are low density single family dwellings.

^{1/} Third Division, 7-6-10: 21 & 28.

The private roadway which leads to the Ashikawa property is shared by the Weinrichs' and the Salleys'. Other than the Weinrichs' and the Salleys' homes, all other parcels bordering the private roadway are vacant.

Field investigation of the Ashikawa property revealed a 3" water line along the stonewall on the northern boundary of the lot.^{1/} It is in the opinion of the staff that the water line services the Weinrich residence. Since there is no County water line along the Kailua-Holualoa road,^{2/} the source of water for the Weinrichs' and the Salleys' residences is not known. According to the County Board of Water Supply, only Mr. Manuel Gomes, Jr. is permitted to tap into the County line.^{3/}

Public facilities are available in the Holualoa urban district about 1½ miles along the Kailua-Holualoa road from the petitioner's property. The Ashikawa's proposed subdivision is only three miles from the urban center of Kailua, Kona.

Analysis

The Hawaii Planning and Traffic Commission subsequent to a public hearing on November 18, 1963 decided on December 20, 1963 to grant the request for special permit. The bases for this decision were as follows:

- "1. Despite its agricultural zone classification of the site involved, it will not be used for agricultural production nor has it been removed from said use in recent years;
2. As contrasted with rampant, premature subdivision containing great numbers of lot incurring detrimental effect to the income and growth potential to Hawaii's economy, the present special permit is for a

^{1/} Estimation of the diameter of the waterline was made during the field investigation.

^{2/} Mr. Nohu of the Hawaii County Board of Water Supply stated that there is no waterline along the Kailua-Holualoa Road. However, Mr. Nohu said there is a 8" waterline along the South Kona Belt Road that services the Holualoa urban area.

^{3/} Information from Staff Report on Sidney Weinrich (SP(T)63-5), January 17, 1964.

subdivision encompassing two lots which will not materially affect the use of land in the surrounding area nor will it be contrary to Findings and Declaration of Purpose, Section 1 of Act 187;

3. No exceptional circumstance exists in the character of this site."

However, the County's approval of the special permit would be subject to the following conditions:

- "1. The site shall have a minimum front and rear yards of 30' and side yards of 15' and shall have adequate landscape with hedges and planting to enhance the aesthetic quality of the site involved.
2. There shall be no further re-subdivision of said parcels, provided however, when comprehensive County zoning is introduced in the area, said site shall comply with the provision of said County zoning requirement."

The staff has considered the request for special permit to create a subdivision into two lots of 19,700 sq. ft. each and feels the request is inconsistent with Hawaii County practice establishing agricultural lot sizes at the minimum of 3 acres. The staff has considered that the intended use is not unusual at all.

Recommendation

The staff feels that insufficient grounds exist for granting a special permit to Mr. Gilbert Ashikawa for the subdivision of his property into two lots of 19,700 sq. ft. each.

Since the residential use petitioned for is common rather than unusual, it would not be unreasonable to anticipate many more similar petitions should this petition be granted. In addition, there is neither any uniqueness nor any intimation of hardship in this instant case which might justify special consideration. There would be little justification, if any, for denying similar future petitions should this particular petition be granted and effective control over scattered developments would be lost.

The granting of a special permit must be based upon an unusual or unique use or circumstance. Otherwise, the seed of scatteration will have been sown and in conflict with one of the basic tenets of the Land Use legislation.

The staff recommends denial of the petition for special permit on the following bases:

1. The use petitioned for is common rather than unusual and does not meet the requirements of law in this respect.
2. The granting of this petition would constitute spot zoning and would be, in effect, the granting of a special privilege to an individual unless it is to be also made to all similar future petitions. Since the use and the circumstance is not unusual and hardship is not intimated (as has been true in other cases which have been denied), granting of this petition would set a precedence which would provide opportunity for scattered developments to occur.

Ref. No. LUC 132

February 27, 1964

Mr. Gilbert M. Ashikawa
P. O. Box 366
Honolulu, Hawaii

Dear Mr. Ashikawa:

We are in receipt of your letter dated February 21, 1964, in which you make an additional point to your petition. Please be assured that this point will be brought to the attention of the Land Use Commission prior to their taking action on your petition.

It is not necessary for you to be at the meeting. The notice was simply to inform you as to the status of your petition before the Land Use Commission. Should it have happened to be convenient for you, of course, you may attend at your own discretion. In this case, I believe your letter is sufficient.

Very truly yours,

RAYMOND G. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama
Mr. Goro Inabe

Typed - 2/27/64
Cagle - 2/27/64

GILBERT M. ASHIKAWA
P. O. Box 366
Holualoa, Hawaii

Feb. 21, 1964

936
RECEIVED

FEB 26 1964

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street

Attention: Mr. Raymond S. Yamashita, Executive Officer

Ref. No. LHC 102

Gentlemen:

Thank you for your letter of Feb. 11th, 1964, advising us of your scheduled meeting on the 28th of February, at which time you will act on our application to subdivide our property in two parcels of 19,700 sq. feet.

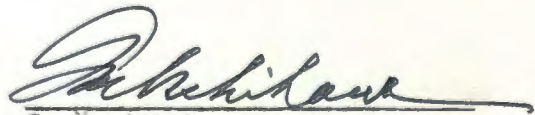
I am writing this letter as it would be difficult and expensive for me to appear before you to present my request for your consideration to grant us the permission to subdivide this parcel into only two lots.

We are sure that the Planning and Traffic Commission of our County has acted favorably in this case which you have their documents for consideration.

There is, however, one additional point that we should like to present which should add to the desirability of the land to be subdivided for use as a home site. The land is situated only about 3 miles from the heart of Kailua-Kona, and that the adjoining property, specifically the Kai-O-Pua Subdivision is being sold as a residential lots, and being located at an ideal elevation and climate for very comfortable living, we feel that this is selling Hawaii at its best.

Your consideration for a favorable action will be very much appreciated.

Very truly yours,


G. M. Ashikawa

GMA
CC: Mr. Goro Inaba,
Member, County of Hawaii

GILBERT M. ASHIKAWA
P. O. Box 366
Holuakoe, Hawaii

Feb. 21, 1964

RECEIVED

FEB 26 1964

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street

Attention: Mr. Raymond S. Yamashita, Executive Officer

Ref. No. LEC 102

Gentlemen:

Thank you for your letter of Feb. 11th, 1964, advising us of your scheduled meeting on the 28th of February, at which time you will act on our application to subdivide our property in two parcels of 19,700 sq. feet.


I am writing this letter as it would be difficult and expensive for me to appear before you to present my request for your consideration to grant us the permission to subdivide this parcel into only two lots.

We are sure that the Planning and Traffic Commission of our County has acted favorably in this case which you have their documents for consideration.

There is, however, one additional point that we should like to present which should add to the desirability of the land to be subdivided for use as a home site. The land is situated only about 3 miles from the heart of Kailua-Kona, and that the adjoining property, specifically the Kai-O-Pua Subdivision is being sold as a residential lots, and being located at an ideal elevation and climate for very comfortable living, we feel that this is selling Hawaii at its best.

Your consideration for a favorable action will be very much appreciated.

Very truly yours,


G. M. Ashikawa

GMA
CC: Mr. Goro Inaba,
Member, County of Hawaii

Ref. No. LUC 102

February 11, 1964

Mr. Gilbert Ashikawa
c/o Planning & Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Ashikawa:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on February 28, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, at 1:00 p.m.

As prescribed by SECTION 98H-6 of Act 205/63, your application for Special Permit has been placed on the agenda for consideration by the Commission at this meeting. Final action may be taken at that time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer



910

PLANNING AND TRAFFIC COMMISSION

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

February 5, 1964

RECEIVED

FEB 10 1964

**State of Hawaii
LAND USE COMMISSION**

Mr. Richard Mar, Field Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Mar:

The special permit for Mr. Gilbert Ashikawa is in the Land of Holualoa 1 & 2, North Kona, Hawaii, being Lot 6, Tax Map Key 7-6-10. Lot 6 was created when Mr. Sidney Weinrich of Sids Hawaii, Ltd., subdivided his tract of land into 7 parcels in 1958.

For your information, enclosed is a vicinity map showing the general location of the subject property.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu
Director

RS:mh

Enclosure

Ref. No. LUC 75

January 31, 1964

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

Dear Edgar:

This is in reference to the special permit submitted by your office for Mr. Gilbert Ashikawa. I am having some difficulty in locating the subject parcel on the tax maps. According to the following description as submitted by your office, the parcel is a portion of R. P. 7819, L. C. AW 8559-B, Apana 8 and a portion of R. P. 4425, L. C. AW. 7713, Apana 43, Puapua Niu and Holualoa 1 and 2, North Kona, Hawaii. The tax maps show the parcel to be located in one of the following plot maps: 7-6-01, 7-6-02, 7-6-03, 7-6-04, and 7-6-05, all in the North Kona area.

It would be greatly appreciated if you can inform me on the whereabouts of Mr. Ashikawa's property.

Thank you.

Sincerely,

Richard Mar
Field Officer

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION

RECEIVED

JAN 25 1964

State of Hawaii
LAND USE COMMISSION
SPECIAL PERMIT

Applicant Gilbert Ashikawa
Date of Public Hearing November 18, 1963
Date of Decision December 20, 1963
Meeting Place Bd. of Supervisors Room
Date Decision and Findings Forwarded
to LUC January 23, 1964

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Portion of R. P. 7819, L. C. Aw. 8559-B, Apana 8 and a portion of R. P. 4425, L. C. Aw. 7713, Apana 43, Puapuaa Niu and Holualoa 1 and 2, North Kona, Hawaii.

for the following purpose(s):

Subdivision of a lot measuring 39,400 square feet into two lots measuring 19,700 square feet each.

The Commission decided to: Approve the Special Permit.

on the basis of the following findings:

1. Despite its agricultural zone classification of the site involved, it will not be used for agricultural production nor has it been removed from said use in recent years.
2. As contrasted with rampant, premature subdivision containing great numbers of lot incurring detrimental effect to the income and growth potential to Hawaii's economy, the present special permit is for a subdivision encompassing two lots which will not materially affect the use of land in the surrounding area nor will it be contrary to Findings and Declaration of Purpose, Section 1 of Act 187.
3. No exceptional circumstance exists in the character of this site.

subject to the following conditions:

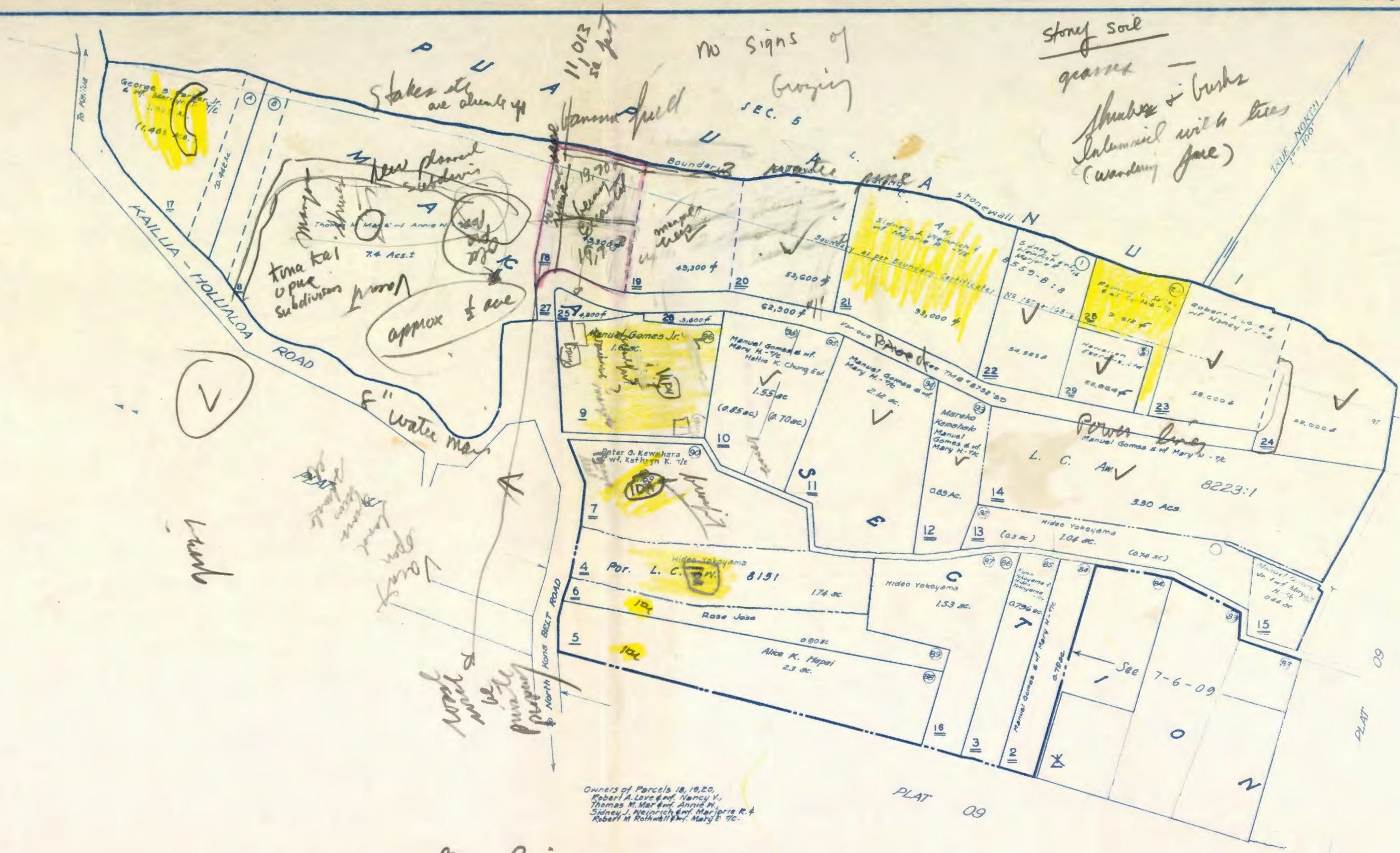
1. The site shall have a minimum front and rear yards of 30 feet and side yards of 15 feet and shall have adequate landscape with hedges and planting to enhance the aesthetic quality of the site involved.
2. There shall be no further/^{re-}subdivision of said parcels, provided however, when comprehensive County zoning is introduced in the area, said site shall comply with the provision of said county zoning requirement.

(Signed)

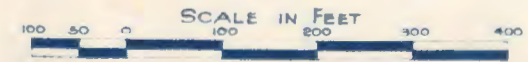
Edward A. Haman
Director, Planning and Traffic Commission

Reduced and Copy by
THE BLUE PRINT CO
100 S. KALANIAN'OLUH
January 263

Dwg. No. 25-41
Source Holualoa Partition Map
By J.K.H. & S.L.C. March 1936



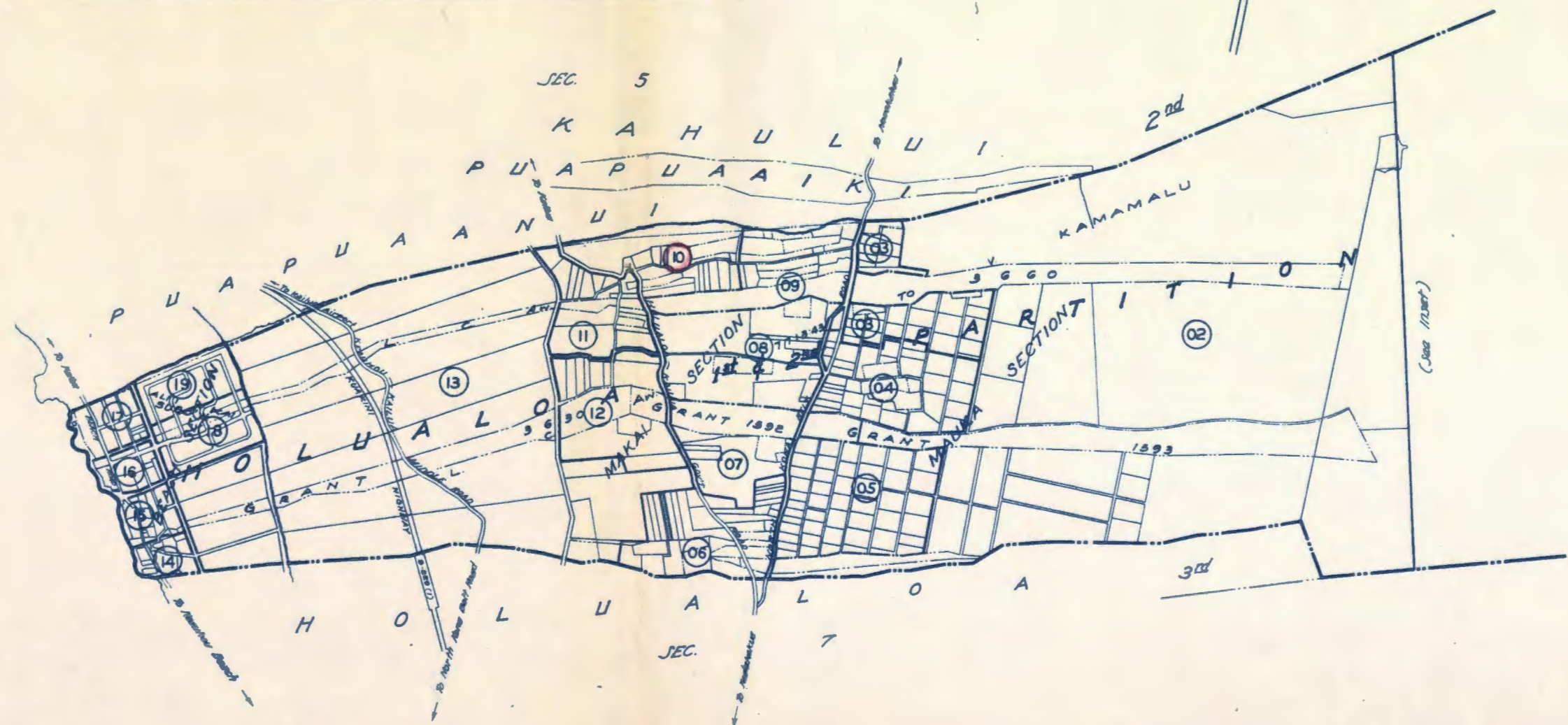
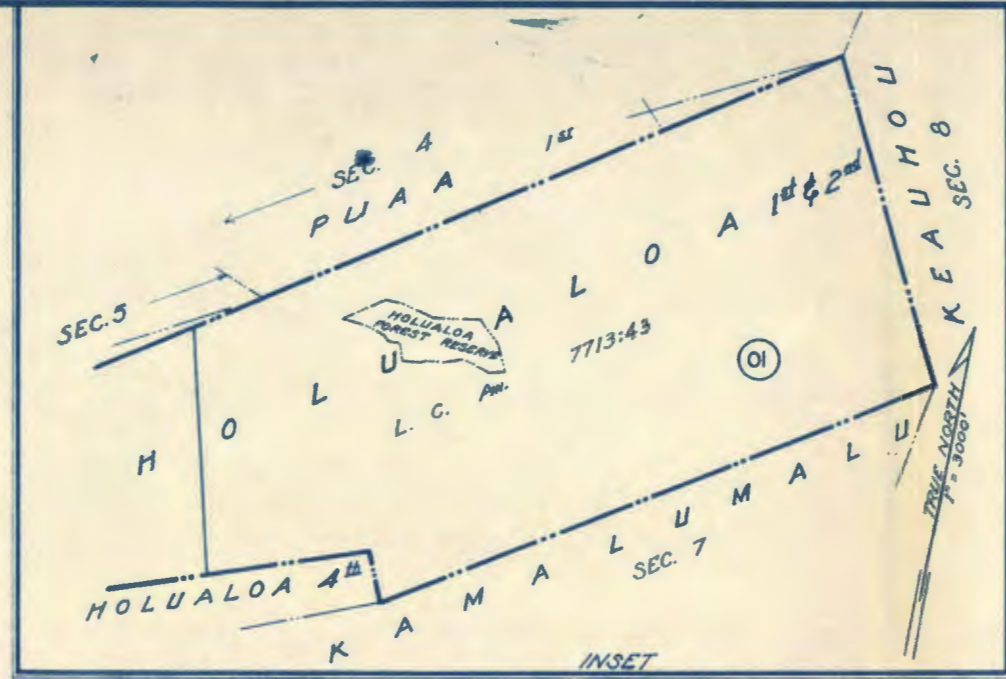
MAKAI PORTION, HOLUALOA 1st E 2nd PARTITION, NORTH KONA, HAWAII.



ADVANCE SHEET
SUBJECT TO CHANGE

THIRD DIVISION		
ZONE	SEC	PLAT
7	6	10
CONTAINING PARCELS		
SCALE 1 in. = 100 FT		

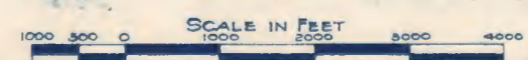
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90 S. QUEEN STREET Phone 66148
JAN. 1962

Drawing No: 2660
Source: Tax Maps Bureau
By: S.L.C. March, 1936

HOLUALOA 1st & 2nd PARTITION (1st Jud. Cir.) (EQUITY CASE 932) NORTH KONA, HAWAII.



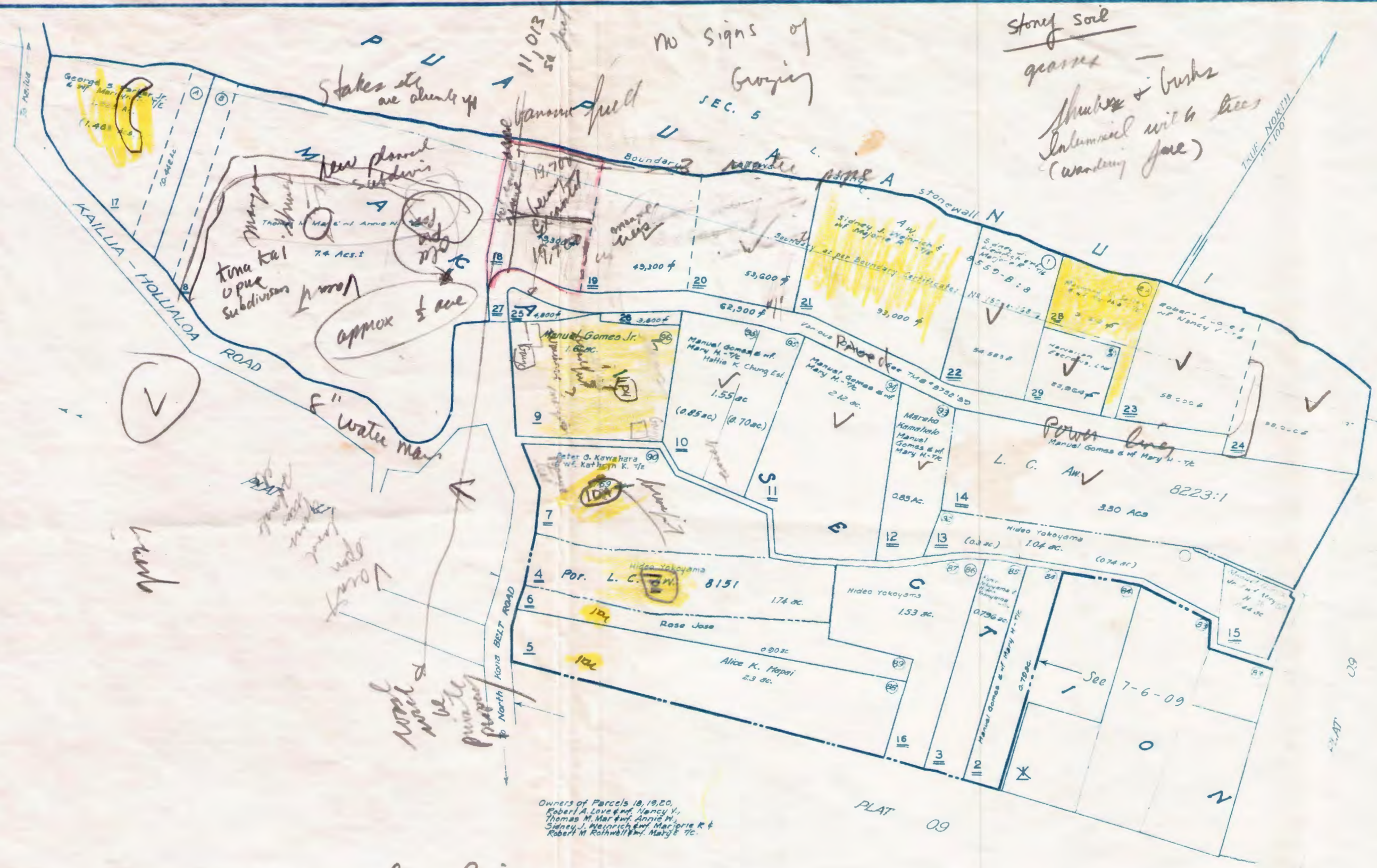
ADVANCE SHEET
SUBJECT TO CHANGE

THIRD DIVISION	
ZONE	SEC.
7	6
CONTAINING PLATS	
SCALE: 1 in. = 1000 ft.	

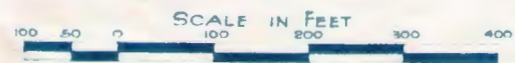
Revised and Copy by:
THE BLUE PRINT CO.
1000 KALANANAKU AVE., HONOLULU, T.H.
January 26-3

Dwg. No. : 26-41
Source : Holualoa Partition Map
By : J.K.H. & S.L.C. March 1936

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



no water line
along Holualoa Rd



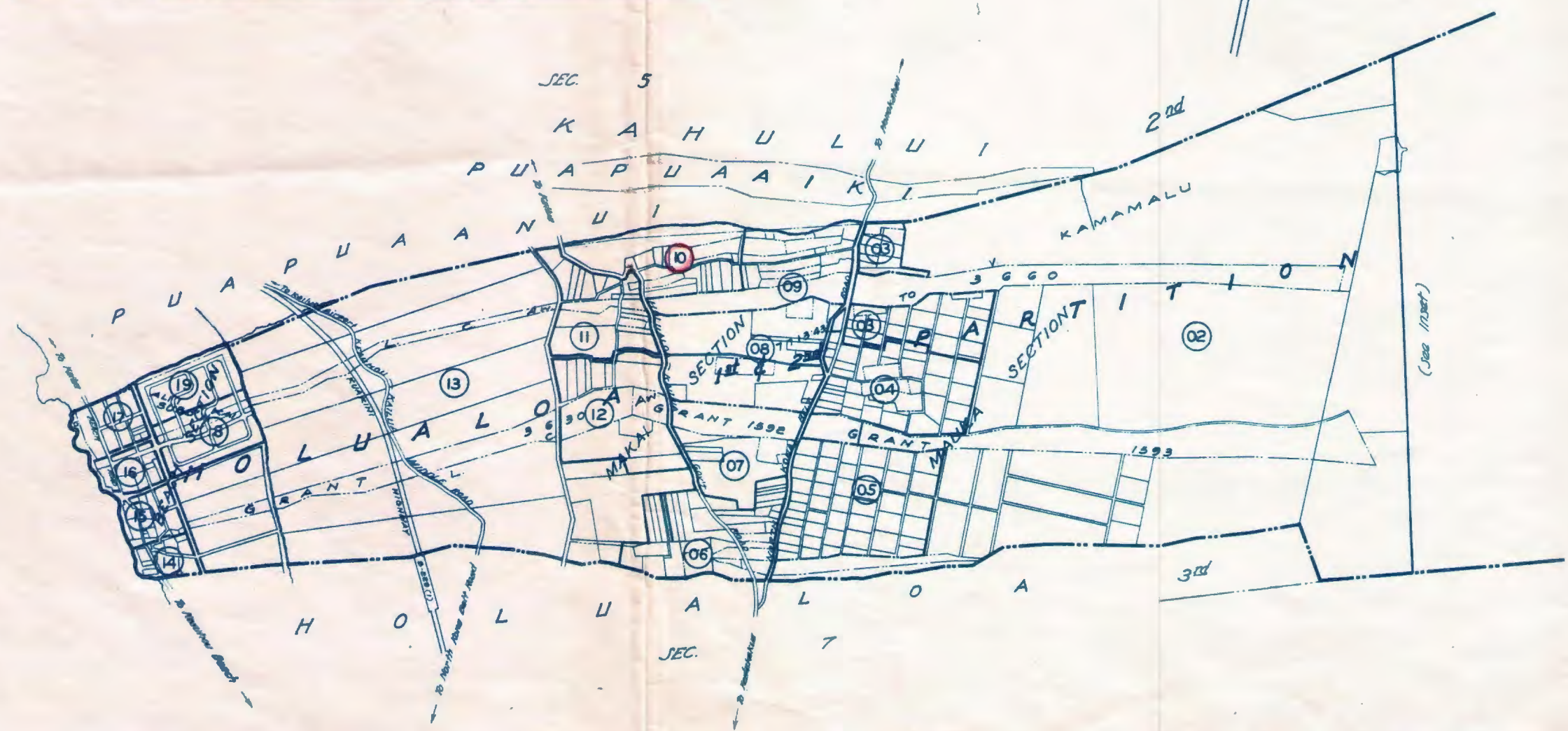
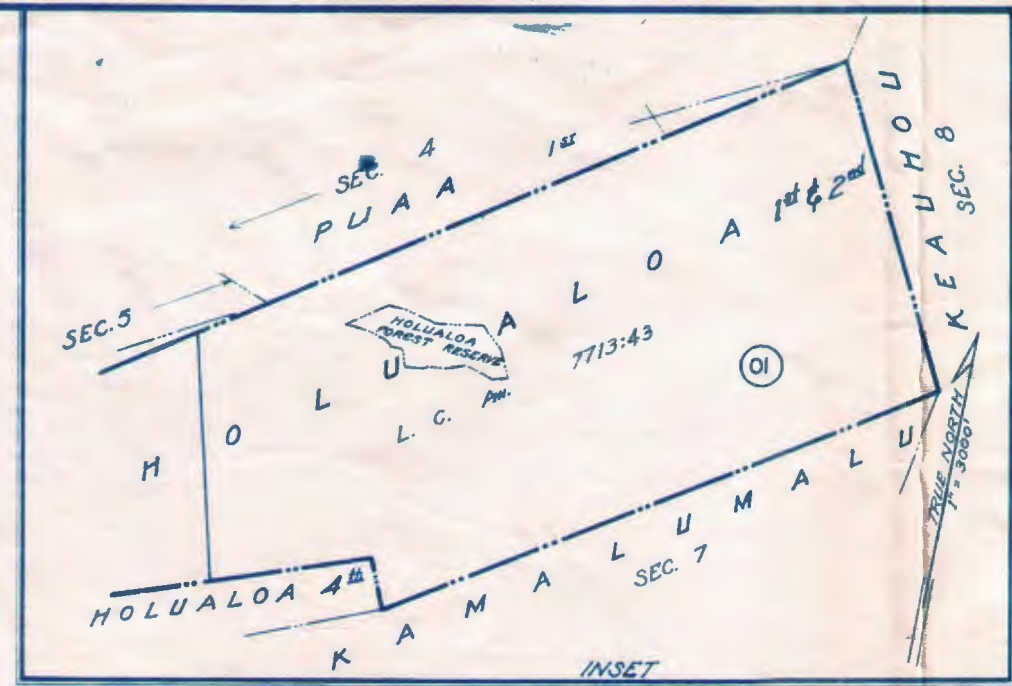
ADVANCE SHEET
SUBJECT TO CHANGE

THIRD ZONE	SEL	DIVISION PLAT
7	6	10
CONTAINING PARCELS		
SCALE 1 in. = 100 FT.		

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88 S. QUEEN STREET PHONO 66148
JAN. 1962

Drawing No: 2660
Source: Tax Maps Bureau
By: S.L.C. Marsh, 1936

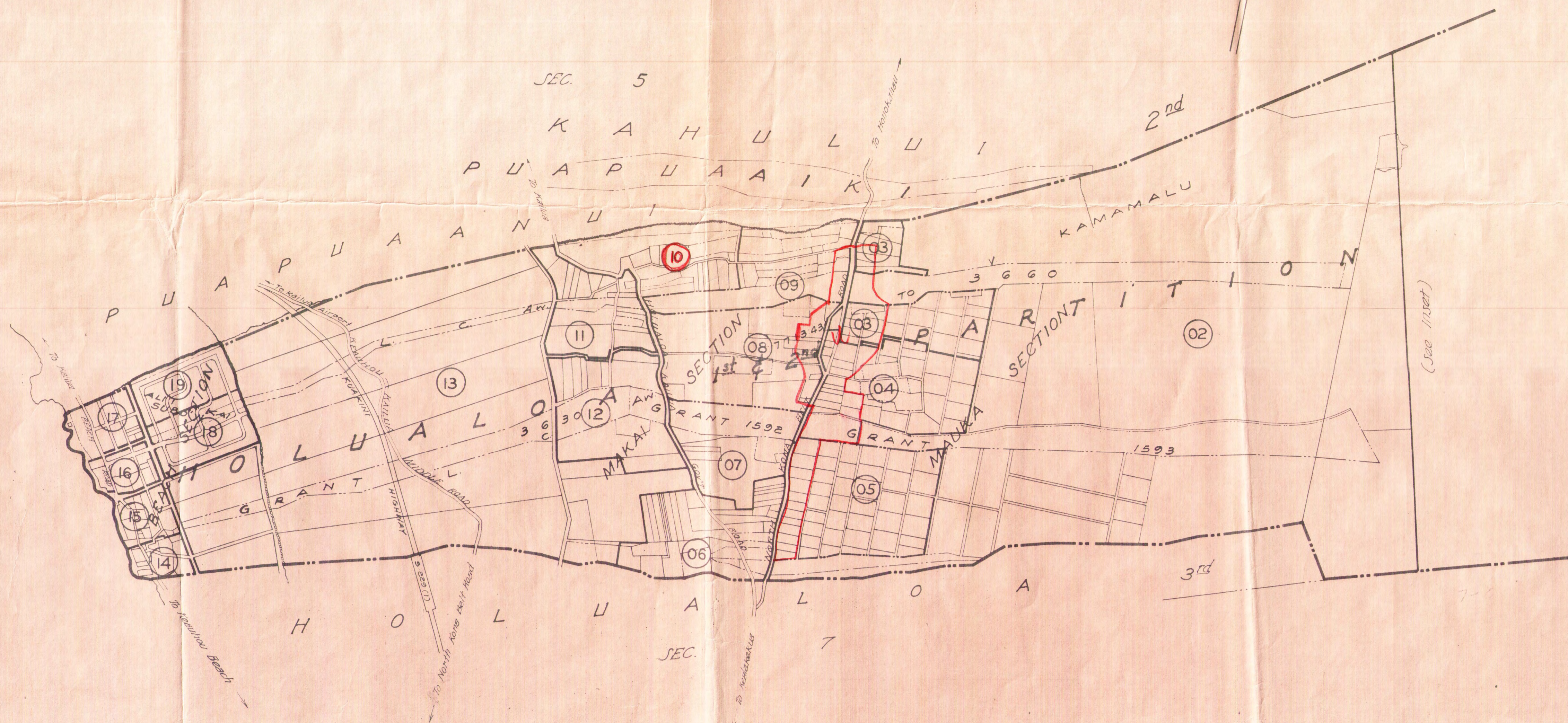
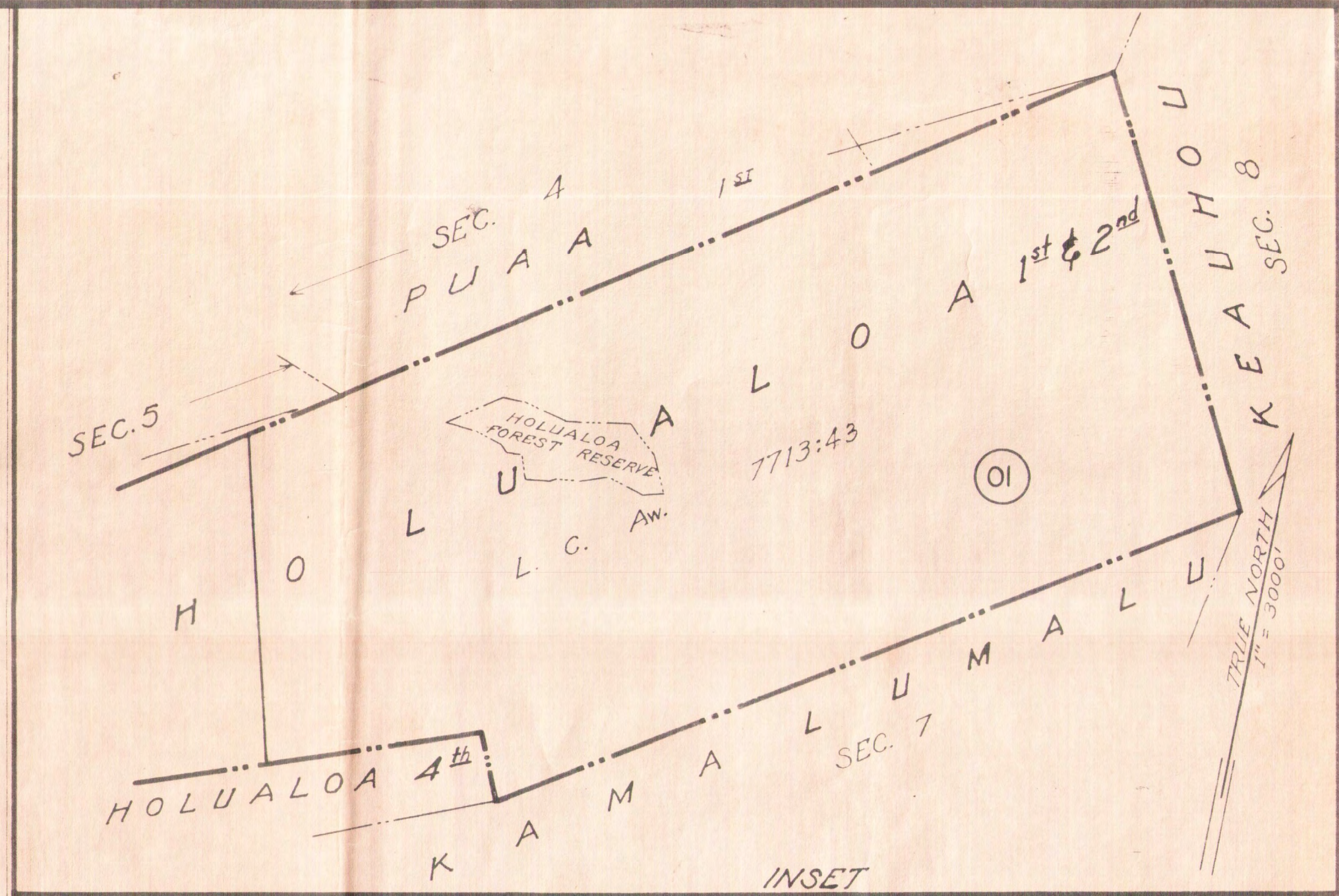


(1st Jud. Cir.)
HOLUALOA 1st & 2nd PARTITION (EQUITY CASE 932) NORTH KONA, HAWAII.



ADVANCE SHEET
SUBJECT TO CHANGE

THIRD DIVISION	
ZONE	SEC.
7	6
CONTAINING PLATS	
SCALE: 1 in. = 1000 ft.	



Tax Maps Branch
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Honolulu, Hawaii

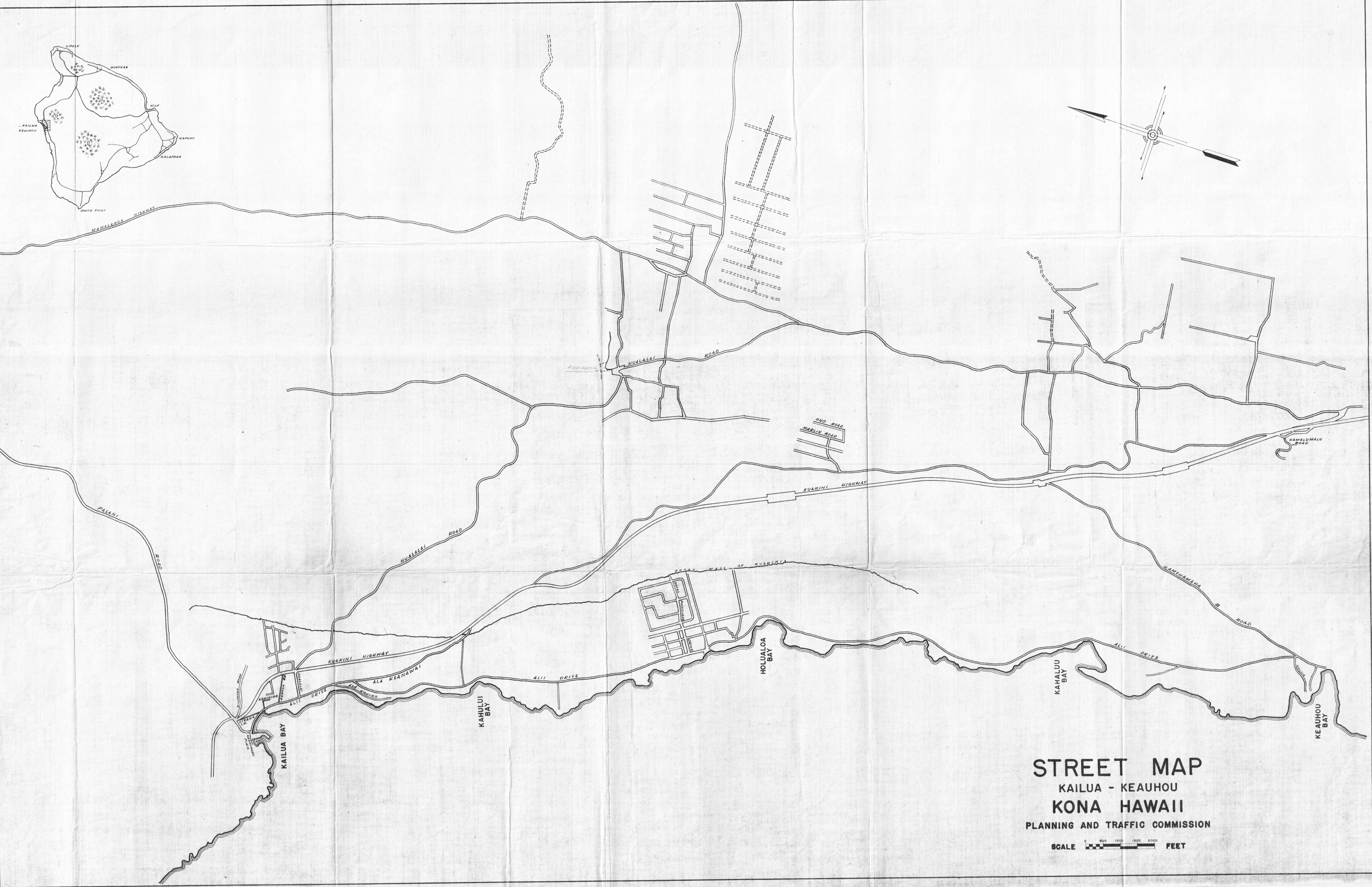
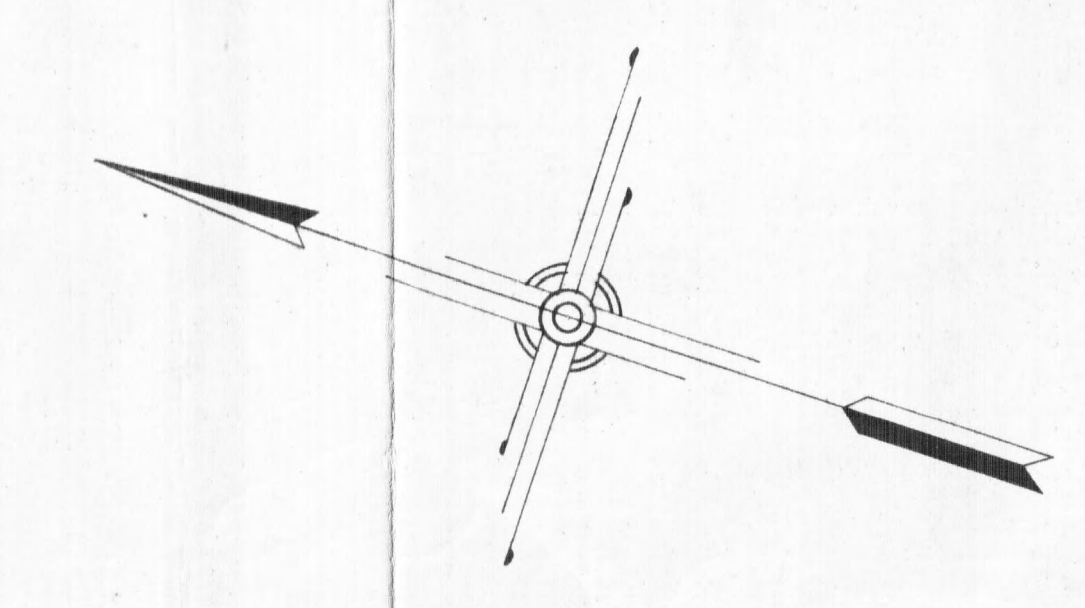
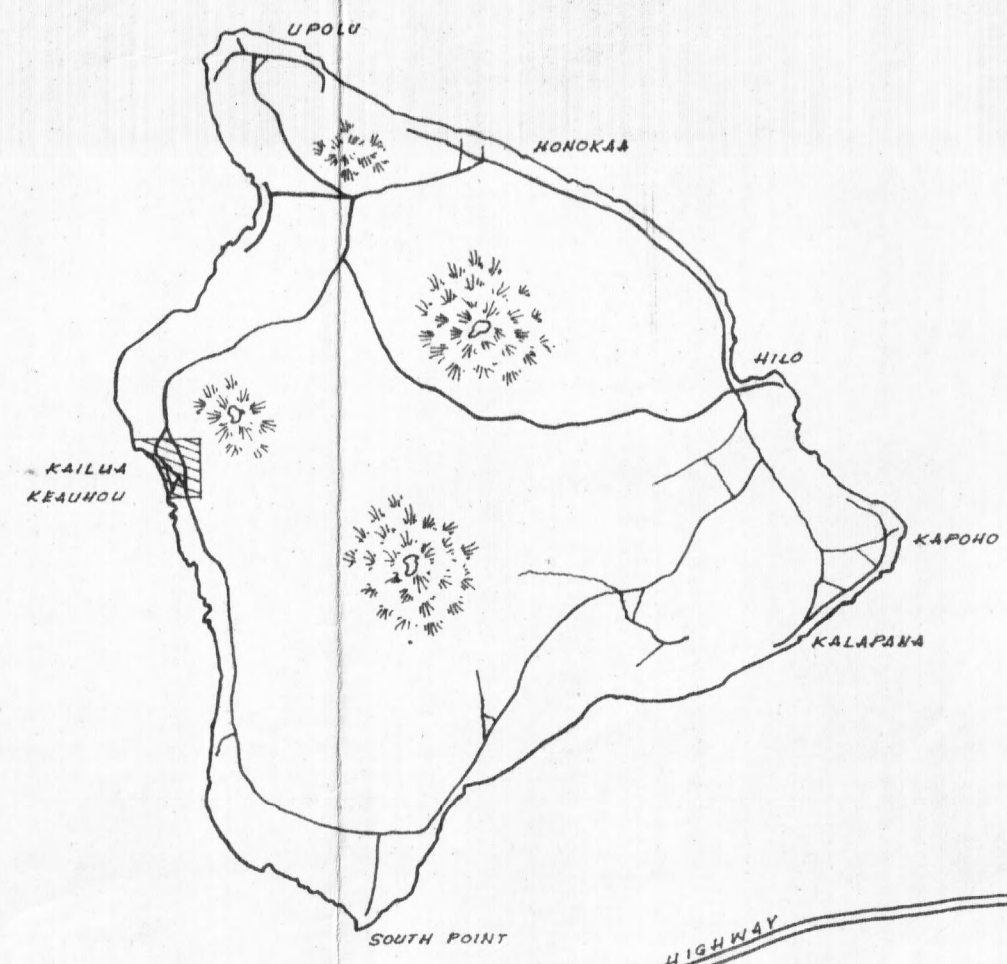
THIRD DIVISION	
ZONE	SEC.
7	6
CONTAINING PLATS	
SCALE: 1 in. = 1000 ft.	

ADVANCE SHEET
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(1st Jud. Cir.)
HOLUALOA 1st & 2nd PARTITION (EQUITY CASE 932) NORTH KONA, HAWAII.

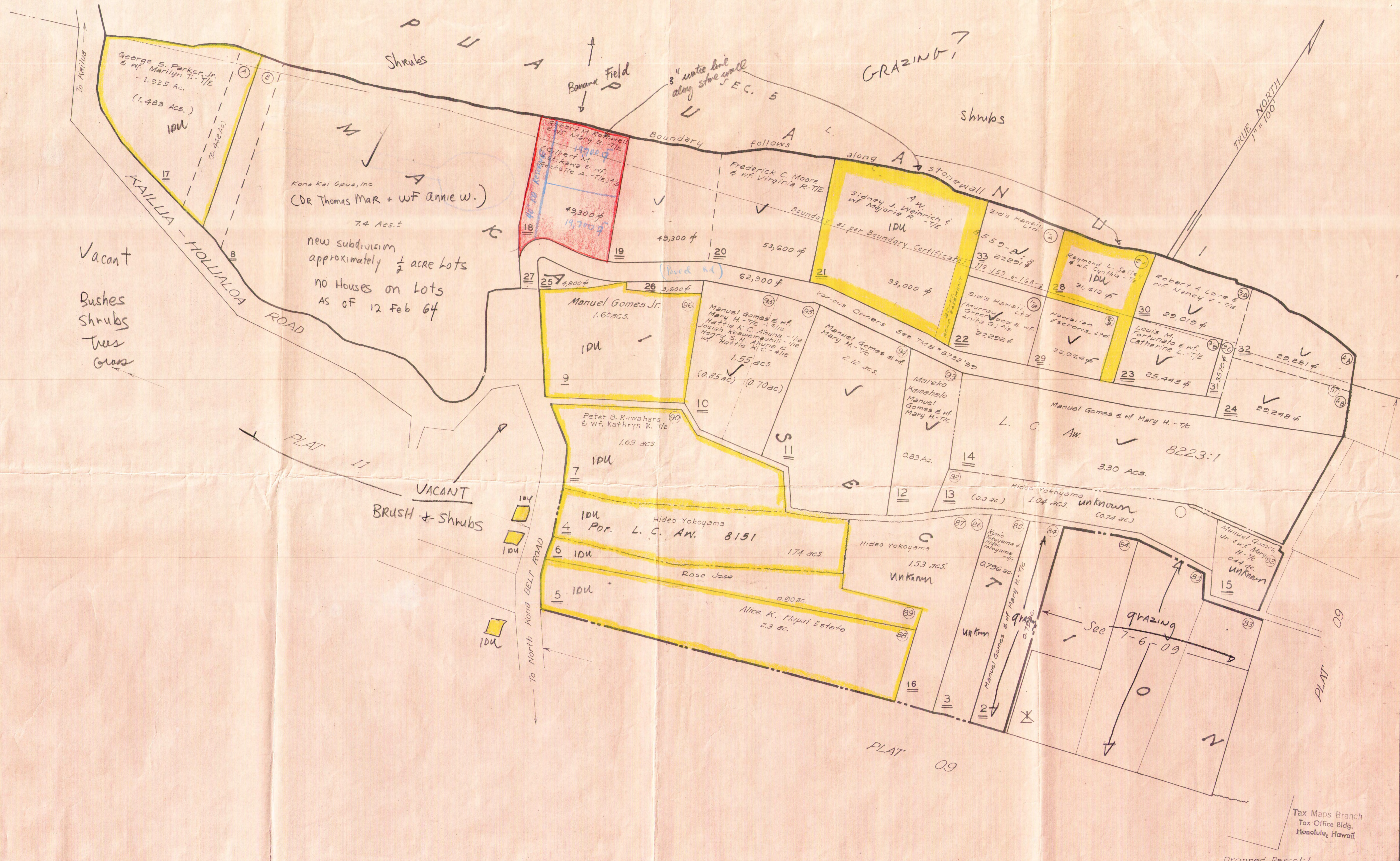
Drawing No. 2669
Source: Tax Maps Bureau
By: S.L.C. March, 1956



STREET MAP
KAILUA - KEAUHOU
KONA HAWAII
PLANNING AND TRAFFIC COMMISSION
SCALE 0 500 1000 1500 2000 FEET

SEP 11 1964
 100' 100' 100' 100'

Dwg. No. 2641
 Source Holualoa Partition Map
 By J.K.H. & S.L.C. March 1936



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

ADVANCE SHEET
 SUBJECT TO CHANGE

THIRD DIVISION		
ZONE	SEC.	PLAT
7	6	10
CONTAINING PARCELS		
SCALE: 1 in. = 100 FT.		

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Dropped Parcel: 1.