

Active Span

Oct 6 - Nov 20

ad = Nov 9
(in Kanai)

November 12, 1976

OUR LADY OF MOUNT CARMEL CHURCH, WAIKANE
48-422 Kamehameha Highway
Kaneohe, Hawaii 96744

Attention: The Reverend Ildephonse Kuntz

Gentlemen:

The original of the attached letter is on file in the office of the City Planning Commission, Honolulu Municipal Building, 650 South King Street, Honolulu, Hawaii.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

Encls.

November 12, 1976

CITY PLANNING COMMISSION
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Robert Way, Chief Planning Officer

Gentlemen:

At its meeting on November 9, 1976, the Land Use Commission voted to approve a Special Permit request by Our Lady of Mount Carmel Church (SP76-250) to allow the addition of a pavilion for church use and related functions on a 3.97 acre parcel of land situated within the State Agricultural District at Waikane, Oahu, TMK 4-8-05: 1; subject to the conditions imposed by the City Planning Commission, and subject further to the condition that condition No. 1 shall be amended as follows:

"1. The Special Permit shall be for church use."

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.

cc: Our Lady of Mount Carmel Church, Waikane
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP76-250 - OUR LADY OF MT.
CARMEL CHURCH

DATE November 9, 1976

PLACE Kauai Public Library

TIME 8:30 a.m.

Lihue, Kauai

NAME	YES	NO	ABSTAIN	ABSENT
S CARRAS, JAMES	✓			
SAKAHASHI, STANLEY	✓			
YANAI, EDWARD				
MACHADO, COLETTE	✓			
WHITESELL, CAROL	✓			
M DUKE, CHARLES	✓			
OURA, MITSUO				
MIYASATO, SHINSEI	✓			
TANGEN, EDDIE	✓			

Comments:

I move to approve this Special Permit, subject to the conditions imposed by the City Planning Commission, and subject further to the condition that condition No. 1 shall be amended as follows: "1. The Special Permit shall be for church use."

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kauai Public Library
Lihue, Kauai

November 9, 1976 - 8:30 a.m.

Approved
DEC 21 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Carol Whitesell

COMMISSIONERS ABSENT: Mitsuo Oura
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk, Reporter

Ray Russell, Court Reporter

All persons planning to testify during today's proceedings were duly sworn in by the Chairman.

ACTION

APPLICATION BY JOSEPH GONSALVES (SP76-242) TO ALLOW CONSTRUCTION OF A SECOND DWELLING IN THE RURAL DISTRICT AT OMAO HOMESTEADS, KAUAI

Chairman Tangen noted that action on the subject Special Permit had been deferred from the meeting of July 30, 1976. He called on Mr. Greg Kamm of the Kauai Planning Department to report on developments in the matter since the deferral.

Mr. Kamm, representing Mr. Gonsalves, submitted as follows:

1. Mr. Gonsalves had approached the Department of Land and Natural Resources to request permission to purchase a remnant piece of State land abutting his property which, when consolidated with his parcel, will bring it up to the required one-acre minimum to construct two dwellings within the Rural District.
2. If the Commission will not grant the Special Permit as requested, would it be willing to approve the Special Permit on the condition that the Special Permit will become effective only upon receipt of a firm commitment

Direct examination by Mr. Hoag -----	76
Cross examination by Mr. Lee -----	76 to 80
Redirect examination by Mr. Hoag -----	80 to 82
Questioned by Mr. Marsh -----	82 to 86
Questioned by Chairman Tangen -----	84
Questioned by Commissioner Whitesell -----	86
Recross examination by Mr. Hong -----	87 to 88

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Mr. Lee requested that the reading of the testimony prepared by the Department of Planning and Economic Development be waived.

Tatsuo Fujimoto - Witness

Mr. Tatsuo Fujimoto, Head of the Land Use Division, DPED, having been duly sworn in, was called as a witness, examined and testified as set forth in the transcript on ----- Pages

Direct examination by Mr. Lee -----	89 to 90
Cross examination by Mr. Hong -----	90 to 105
Cross examination by Mr. Hoag -----	105 to 106
Redirect examination by Mr. Lee -----	106 to 107
Questioned by Chairman Tangen -----	107 to 108
Recross examination by Mr. Hong -----	108

Chairman Tangen advised the petitioner of the deadline for the filing of the proposed findings of fact and conclusions of law, service to all parties, etc., and announced that the hearing on A76-417 was closed.

ACTION

✓ SP76-250 - OUR LADY OF MT. CARMEL CHURCH
APPLICATION FOR A SPECIAL PERMIT TO CONSTRUCT A NEW PAVILION FOR CHURCH USE AND RELATED FUNCTIONS ON 3.97 ACRES IN THE AGRICULTURAL DISTRICT AT WAIKANE, OAHU

Mr. Furutani presented a summary of the staff report which had been prepared for the subject request.

Commissioner Duke observed that the County's condition No. 1 needed clarification. Chairman Tangen suggested that the Executive

Officer communicate with the City Planning Commission for a clarification of condition No. 1.

Commissioner Duke moved to approve the Special Permit, subject to the conditions imposed by the City Planning Commission and upon verification of condition No. 1 by the City Planning Commission. The motion was seconded by Commissioner Carras and unanimously carried.

SP71-117 - BOISE CASCADE RECREATION COMMUNITIES GROUP
REQUEST FOR EXTENSION OF EXPIRATION DATE FOR A PERIOD OF FIVE YEARS
TO DECEMBER 17, 1981

The location of the subject parcel was pointed out by the Executive Officer. In response to a question raised by Commissioner Whitesell, Mr. Furutani explained that the conditions imposed in the granting of the original petition related to noise and dust problems.

Commissioner Carras moved that the extension request be approved, subject to the conditions imposed by the Hawaii Planning Commission. The motion was seconded by Commissioner Duke and unanimously passed.

ADOPTION OF MINUTES

Upon motion by Commissioner Duke, seconded by Commissioner Carras, the minutes of September 24, 1976 were adopted as circulated.

MEETING SCHEDULE

Mr. Furutani advised that the next Commission meeting was scheduled for November 22, 1976.

There were no objections from the Commission to Mr. Furutani's request that Mr. Benjamin Matsubara be appointed as the hearing officer to conduct the Commission hearings on the proposed amendments to the Rules and Regulations.

Other future meeting dates were also discussed.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

November 9, 1976

8:30 a.m.

FROM: Staff

SUBJECT: SP76-250 - Our Lady of Mount Carmel Church

The petitioner is requesting this Special Permit to allow the addition of a pavilion for church use and related functions on a 3.97 acre parcel of land situated in the Agricultural District at Waikane, Oahu, which is identified as TMK 4-8-05: 1.

The property lies on the mauka side of Kam Highway about one mile north of the Kam Highway - Waiahole Road junction. Petitioner notes that Our Lady of Mount Carmel Church was constructed in the early 1930's and that the property has never been used for agricultural purposes since. The proposed 72' x 48' pavilion is already partially built by church members who have been working on it after hours and on weekends in recent months without a building permit. They have been cited for the lack of the building permit and a Special Permit. Approval of the Special Permit now under consideration will allow processing of a building permit by the petitioner.

Surrounding lands contain a mixture of rural uses including dwellings, farms and the Waikane Store. Directly makai of the subject site across Kam Highway is a Protestant Church.

Pertinent Comments from Governmental Agencies:

1. Department of Public Works: No objection. The pavilion is located on higher ground and not on the portion of the site lying within the flood hazard district. Sewers are not available. The church is serviced by a cesspool.
2. Department of Health: Cesspools are acceptable on this site.
3. Board of Water Supply: No objection. Facilities are available and adequate to serve this use.
4. Building Department: The current pavilion construction work is in violation of the Building Code, Sections 18-3.1 and 18-6.1 relating to starting work without first obtaining a building permit. The structure appears to meet other building code requirements.

At the public hearing held by the City and County Planning Commission on August 4, 1976, no one appeared to support or oppose

the Special Permit.

On September 8, 1976, the Planning Commission voted to approve the Special Permit based on the report and analysis of the Director of Land Utilization. A review of the Special Permit by the Department of Land Utilization revealed no evidence that the pavilion will contribute to the degradation of agricultural uses or potential agricultural uses in the area; that the proposed facility is simply an addition to an existing church use; that the pavilion is located on safe, high ground in an acceptable location behind the church; that facilities are adequate to serve the addition; and that approval of the Special Permit would enable the church to obtain a building permit. The Director concluded that:

- "1. The addition of the pavillion to the church lot does not constitute a threat to the viability of the agricultural land in Waikane and is not contrary to the objectives of the Land Use Law.

The church largely serves a congregation from the rural and agricultural community surrounding it.

- "2. The continued use of the site for church will not unreasonably burden public facilities which are already available.
- "3. The pavillion is an acceptable addition to the neighborhood."

Approval of the Special Permit by the Planning Commission was subject to a total of seven conditions recommended by the Director of Land Utilization:

- "1. The Special Permit shall be for church use of the subject property permitting the church, rectory and pavillion.
- "2. The submitted site plan marked Exhibit "A" shall be part of the permit and all improvements shall conform to the Exhibit.
- "3. Within one year after approval of the Special Permit by the State Land Use Commission, the applicant shall obtain a building permit for the pavillion in compliance with Building Code requirements. The County Planning Commission, may with the Land Use Commission's concurrence, extend the time limit if it deems that unusual circumstances warrant the granting of such an extension.
- "4. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land.
- "5. The applicant/developer of the property encompassed

by this Special Use Permit shall be required to file with the Bureau of Conveyances of the State of Hawaii, a declaration of the above-mentioned restrictive conditions.

- "6. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
- "7. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision."

25% COTTON

EXCELERASE

by

FOX RIVER

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

October 25, 1976

The Reverend Ildephonse Kuntz
Our Lady of Mount Carmel Church, Waikane
48-422 Kam Highway
Kaneohe, Hawaii 96744

Dear Sir:

Enclosed is a Notice of Land Use Commission meeting and
the Agenda for the Meeting.

Please note that petition

SP76-250 Mt. Carmel Church

will be acted on at that time.

Should you have any questions on this matter, please contact
this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

October 25, 1976

Mr. Robert Way
Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Way:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP76-250 Mt. Carmel Church

will be _____ acted on _____ at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

November 9, 1976 - 8:30 a.m.
Kauai Public Library
Lihue, Kauai

A G E N D A

I. HEARING

1. A76-417 - Can Corporation
To reclassify 10.7 acres from Agricultural to Urban at Kilauea, Kauai for residential use. The property abuts the southeast boundary of the Kilauea Urban District.

II. ACTION ON SPECIAL PERMITS

1. SP76-242 - Joseph Gonsalves
Special Permit to allow construction of a second dwelling on a parcel containing 0.942 acres situated in the Rural District at Omao Homesteads, Kauai.
(Action was deferred from July 30, 1976)
- ✓ 2. SP76-250 - Our Lady of Mt. Carmel Church
Special Permit to construct a new pavilion for church use and related functions on 3.97 acres in the Agricultural District at Waikane, Oahu. The property lies on the mauka side of Kam Highway approximately 1 mile north of Waiahole Road.

III. MISCELLANEOUS

1. Request for Extension of Time on SP71-117 - Boise Cascade
2. Adoption of Minutes
3. Meeting Schedule

* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS. 10/25/76.

1. All Islands 2. Kauai 3. Oahu 4. Hawaii

7493

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

LAND USE COMMISSION
STATE OF HAWAII

OCT 6 1 38 PM '76

ROBERT R. WAY
CHIEF PLANNING OFFICER

76/SUP-4 (RH)

FRANK F. FASI
MAYOR



September 21, 1976

SP76-250

Mr. Eddie Tangen, Chairman
State Land Use Commission
Pacific Trade Center, Suite 1795
190 So. King Street
Honolulu, Hawaii 96813

Dear Mr. Tangen:

Subject: Request for a State Special Use Permit for the
establishment of a new pavilion as an accessory
to an existing church in Waikane:
Applicant: Our Lady of Mt. Carmel Church
Location: 48-422 Kamehameha Highway, Waikane
Tax Map Key: 4-8-5: 1
Area: 3.97 acres

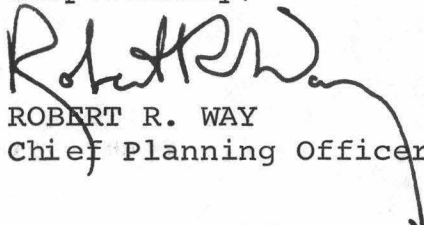
The Honolulu Planning Commission, on August 4, 1976, held a public hearing on the request of Our Lady of Mt. Carmel Church for a State Special Use Permit to permit construction of a pavilion.

No testimony was presented against the application. The public hearing was closed on August 4, 1976 and action deferred in conformance with the statutory requirement.

On September 8, 1976 the Planning Commission voted to approve the State Special Use Permit. The Commission finds the report and analysis of the Director of Land Utilization as sufficient evidence to establish the appropriateness of the requested use. The Planning Commission's approval is subject to the 7 conditions contained in the Director's report dated July 20, 1976, pages 8-9.

We are attaching herewith the petition, the records of the proceedings, maps and exhibits as required by Section 9-1 of the State Land Use Commission Rules of Practice and Procedure.

Respectfully,

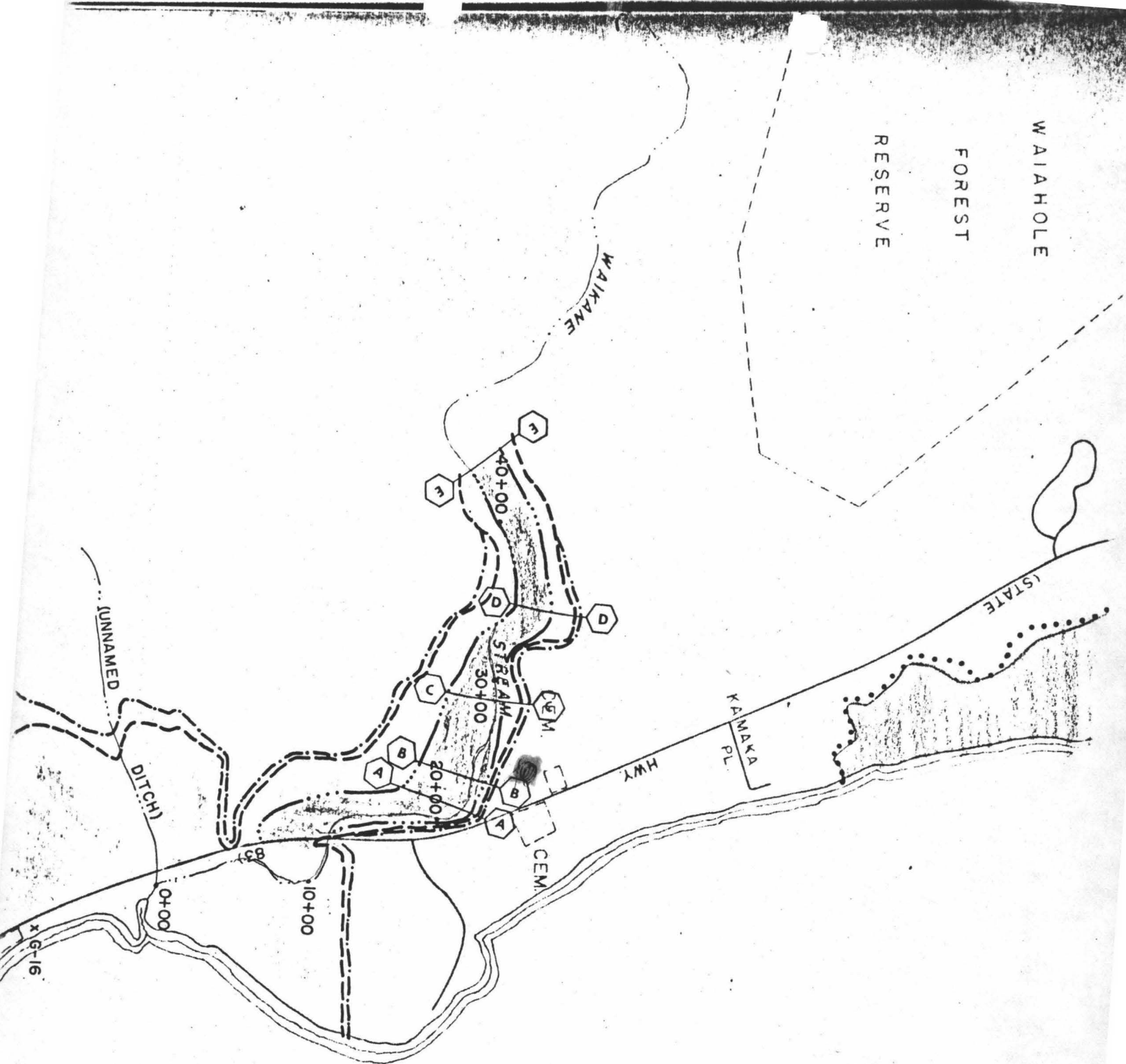

ROBERT R. WAY
Chief Planning Officer

RRW:mk
Attchs.

WAIHAOLE

FOREST

RESERVE



Corps of Engineers
Flood Hazard Map

STATE OF HAWAII
LAND USE COMMISSION
State Kamamalu Bldg.
P. O. Box 2359
Honolulu, Hawaii

This space for ~~LAND USE COMMISSION~~
~~STATE OF HAWAII~~
RECEIVED
Date Application and Fee
Received by LUC 6 1 38 PM '76
1976 MAY 26 PM 12 34

DEPT OF
LAND UTILIZATION
C&C HONOLULU
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 District Boundary map number and/or name T.K. 4-8-5-1, for the following described purpose:

Description of property:

T.K. 4-8-5-1
3.97 Acres - Zoned Agriculture 1.
48-422 Kam Hwy, Waikane, Oahu.

Petitioner's interest in subject property:

Church- " Our Lady of Mount Carmel Church "
Started prior to 1933

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

A New Pavillion as an accessory use to the existing church.

Signature(s)

Ar. Jelephouse Kimb

Address:

48-422 Kam Hwy. Waikane,

Telephone:

239-9269

This space for official use

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

Signature(s) _____

For (agency) _____

OUR LADY OF MT. CARMEL CHURCH
48-422 Kam Hwy.
Kaneohe, Hawaii 96744

Lu-6/76
1660

RECEIVED

June 14, 1976
1976 JUN 16 AM 9 23

State of Hawaii
Land Use Cimmission
Kamamalu Bldg.
P.O. Box 2359
Honolulu, Hi. 96804

DEPT OF
LAND UTILIZATION
C & C HONOLULU

Kind Sir:

We hereby respectfully request approval for a special permit to construct a new pavillion for Church use and related functions, in the rear of the existing Church, located at 48-422 Kam Hwy, Waikane, Oahu. T.M.K. 4-8-5-1. In order to comply with the zoning ordinance and why we wish to obtain this permit, we submit the following answers along the guide line furnished by your office.

- #1. Ever since the Church has been in existence here, before 1933, the property has never been used, to the best of our knowledge, for any other purpose, - agriculture or other, - except for Church use and Church functions.
- #2. Our Church, entitled, "Our Lady of Mount Carmel Church" has been there in existence long before 1933, to serve the Catholic Community surrounding it. The Protestant Community have their facilities accross the highway for the service of their members.
- #3. Since our project and plans are only to erect a Pavillion in the rear of the existing Church, and our property fronts the highway, there is no need to provide roads, sewers or other public commodities. Indeed we have already checked with the board of water-supply, and they assured us that there is ample supply and a hydrant is located at the makai side of the highway just in front of the property.
- #4. This building is not going to cause any unusual change in the existing conditions.
- #5. Again we wish to state that the present property has only been used for Church functions and purposes, - never for agriculture or otherwise, - since the Church is in existence there; furthermore with the Church building and its facilities on it, the size of the lot is inadequate for farming anyhow.

Hoping that this information is adequate to help us obtain a permit as soon as possible we remain respectfully yours.

In the name of the Catholic Community of Waikane.

Fr. Ildephonse Kuntz
(Rev) Ildephonse Kuntz ss.cc. Pastor.
Our Lady of Mount Carmel Church, Waikane
48-422 Kam Hwy
Kaneohe, Oahu, Hawaii. 96744

File

Department of Land Utilization

Contact Memorandum

Date June 29, 1976
Project No. 76/SUP-4

SUBJECT: OUR LADY OF MT. CARMEL CHURCH - WAIKANE
REQUEST FOR SPECIAL USE PERMIT FOR
PAVILLION ADDITION
CONTACT: ICHIRO TANAKA, BOARD OF WATER SUPPLY

Mr. Tanaka said water facilities are adequate along Kamehameha Highway to support the proposal.



ROGER HARRIS

RH:fm

File

Department of Land Utilization

Contact Memorandum

Date July 9, 1976

Project No. 76/SUP-4

SUBJECT: OUR LADY OF MT. CARMEL CHURCH SPECIAL
USE PERMIT APPLICATION - WAIKANE
CONTACT: DEPARTMENT OF PUBLIC WORKS - FLASH NAKAGAWA
AND PETE NISHIZAWA

I went over the Our Lady of Mt. Carmel Church pavillion proposal with Department of Public Works and their drainage study maps. The portion of the lot along Waikane Stream is in the flood hazard area but the site of the pavillion appears to lie outside of the flood area.

Based on this, they felt the proposal was okay and a further drainage study is not required at this time. However, they would reserve the right to review it prior to construction.

Det

ROGER HARRIS

RH:fm

File

Department of Land Utilization

Contact Memorandum

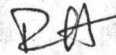
Date July 9, 1976

Project No. 76/SUP-4

SUBJECT: OUR LADY OF MT. CARMEL CHURCH
TAX MAP KEY 4-8-5: 1

CONTACT: MR. WILFRED GOO OF DEPARTMENT OF HEALTH
PHONE: 548-3225

Mr. Goo said this site is okay for cesspools.



ROGER HARRIS

RH:fm

File

Department of Land Utilization

Contact Memorandum

Date July 12, 1976
Project No. 76/SUP-4

SUBJECT: SPECIAL USE PERMIT
OUR LADY OF MT. CARMEL CHURCH - WAIKANE
CONTACT: MR. HONDA, BUILDING INSPECTOR
EXT. 4276, 4277, 4278

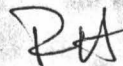
Construction work began on the pavillion earlier in the year--February or March, on weekends.

The structure looks okay and is on high ground so there should not be a flood hazard.

Mr. Honda has informed the church pastor that they must obtain a building permit. They have applied via our Special Use Permit application as the first step.

I said I would call him if we need a report from Building Department. He said if so he would issue a violation notice.

After discussion with Henry Eng, we decided that a citation better be issued. ~~Now~~ it has been done.



ROGER HARRIS

RH:fm

Copy To: Roger Harris



NO. BV 7-23

RECEIVED
Date 7-12-76

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

1976 JUL 12 AM 9 27

NOTICE OF VIOLATION

DEPT OF
LAND UTILIZATION
C & C HONOLULU

TO: Owner/Owner/Leasee/Tenant ILDEPHONSE KUNTZ - Pastor
Our Lady of Mount Carmel Church - Waikane

Mailing Address 48-422 Kamehameha Highway

RE: Erecting an addition without first obtaining a permit.

ADDRESS 48-422 Kamehameha Highway, Waikane, Oahu, HI

TAX MAP KEY 4-8-05:1 PERMIT NO. _____

I have inspected the above described structure and/or premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance (s)
and Section (s)

Violation (s)

Building Code of the City
& County of Honolulu
(as amended)
Chapt. 18, Art. 3, Sec. 18-3.1
"Permit required"

Erecting an addition located in the rear of the
existing chapel without first obtaining a building
permit.

Building Code of the City
& County of Honolulu
(as amended)
Chapt. 18, Art. 6, Sec. 18-6.1
"Permit Fee"

A double fee penalty is assessed for starting work
without a building permit.

You are hereby ordered to:

- ☒ Obtain permit (s) for the work performed as required by law, within Thirty (30) days from date of notice.
- ☐ Stop Work! Please contact _____ as soon as possible, but no later than _____ 19 _____ before doing any more work.
- ☐ Start making corrections immediately and complete all work within _____ () days from date of notice. Please call the undersigned after corrections have been made.
- ☒ You are reminded that if no action is taken within the specified time, this matter will be referred to the prosecutor's office for appropriate action.
- ☐ If the work is not commenced within thirty (30) calendar days after the date of this notice, and diligently prosecuted to completion without interruption, the work will be done by the City and the cost thereof shall be a lien on the property.

Inspector: H. M. Honda Ph. 523-4276

SLVC

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

LAND USE COMMISSION
STATE OF HAWAII

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

OCT 6 1 38 PM '76

FRANK F. FASI
MAYOR



Authorization	<u>EBC</u>
Advertisement	<u>7-25-76</u>
Public Hearing	<u>8-4-76</u>

GEORGE S. MORIGUCHI
DIRECTOR

76/SUP-4 (RH)

July 20, 1976

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: STATE SPECIAL PERMIT REQUEST FOR A NEW PAVILLION
AS AN ACCESSORY USE TO AN EXISTING CHURCH IN THE
AGRICULTURAL DISTRICT AT WAIKANE

Transmitted herewith for appropriate action is my report on
the subject request.

A handwritten signature in cursive script, reading "George Moriguchi".
GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

Attach.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



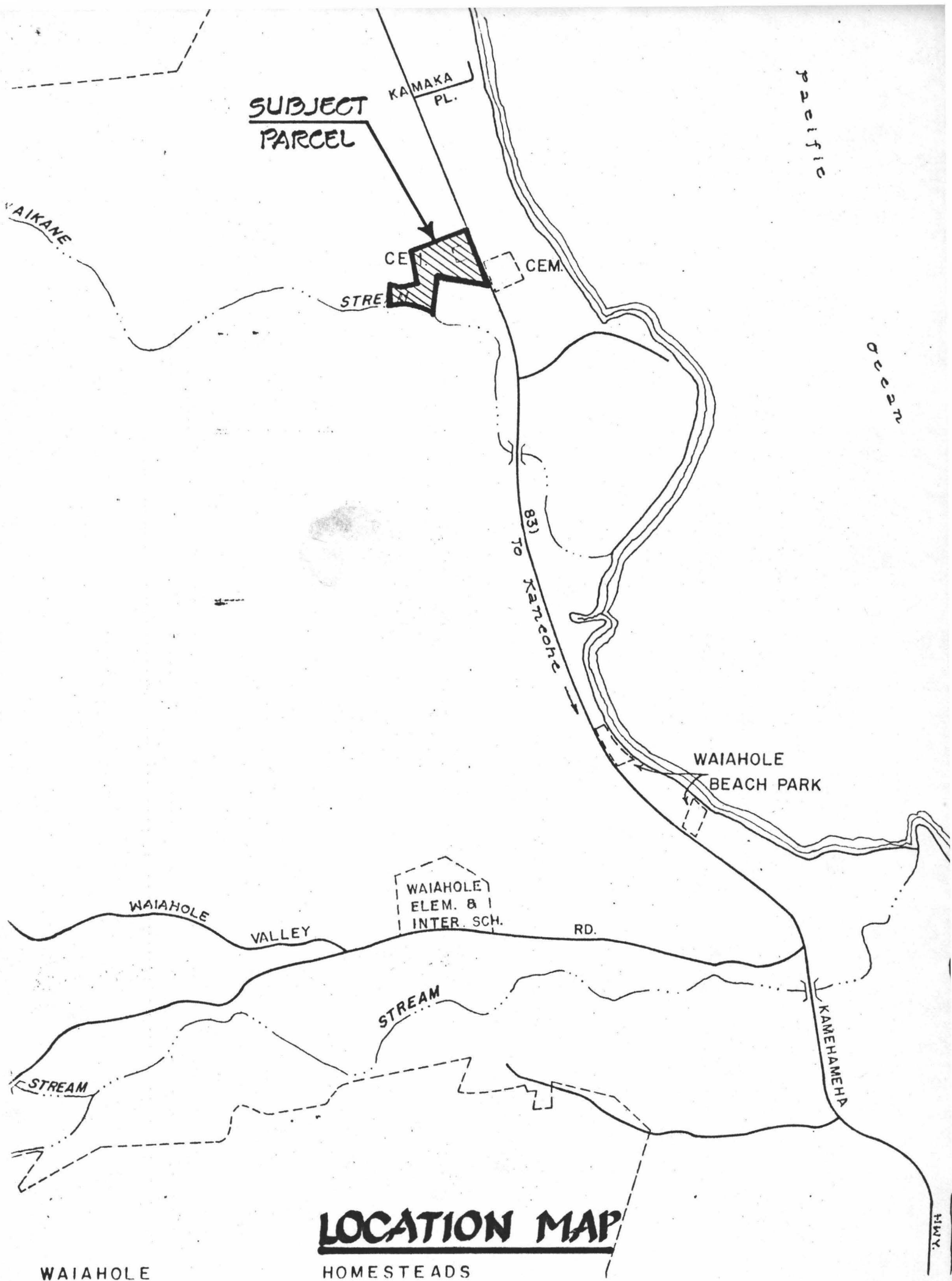
GEORGE S. MORIGUCHI
DIRECTOR

76/SUP-4 (RH)

July 20, 1976

DIRECTOR'S REPORT
STATE SPECIAL USE PERMIT
Establishment of a New Pavillion as an
Accessory to an Existing Church in Waikane

APPLICANTS/OWNERS: OUR LADY OF MT. CARMEL CHURCH
LAND AREA : 3.97 ACRES
TAX MAP KEY : 48-422 KAMEHAMEHA HIGHWAY,
WAIKANE



**SUBJECT
PARCEL**

KAMAKA
PL.

CEM.

CEM.

STRE

831
To Kaneohe

WAIAHOLE
BEACH PARK

WAIAHOLE

VALLEY

WAIAHOLE
ELEM. &
INTER. SCH.

RD.

STREAM

STREAM

KAMEHAMEHA
HWY.

LOCATION MAP

WAIAHOLE

HOMESTEADS

State Land Use Designation: Agricultural.

General Plan: Residential.

Detailed Land Use Map: No land use designation is shown. General widening of Kamehameha Highway is shown; Ordinance No. 2473 adopted July 29, 1964.

Development Plan: None adopted for this area.

Present Zoning: AG-1 Restricted Agricultural District.

Existing Land Use: The parcel contains the existing Our Lady of Mt. Carmel Catholic Church, a rectory and the subject pavillion addition which is under construction.

Surrounding Land Uses: A mixture of older rural uses including dwellings, farms and Waikane Store. The Protestant Church occupies a site directly across Kamehameha Highway from Our Lady of Mt. Carmel Church.

Applicant's Proposal and Request: The Catholic Community of Waikane is requesting this Special Permit to allow addition of a pavillion for church use and related functions on its agricultural zoned property at Waikane. The proposed 72' x 48' pavillion is already partially built. The church members have been working on it after hours and on weekends in recent months without having first obtained a building permit. They have been cited for building without the required State Special Use Permit and Building Permit. By this application, they are the Special Use Permit. If the

Special Permit for the pavillion in the agricultural district is granted, then a request for a building permit can be processed.

Comments from Governmental Agencies:

Department of Public Works: No objection. The pavillion is located on higher ground and not on the portion of the site lying within the flood hazard district. Sewers are not available. The church is serviced by a cesspool.

Department of Health: Cesspools are acceptable on this site.

Board of Water Supply: No objection. Facilities are available and adequate to serve this use.

Building Department: The current pavillion construction work is in violation of the Building Code, Sections 18-3.1 and 18-6.1 relating to starting work without first obtaining a building permit. The structure appears to meet other building code requirements.

Analysis: Our Lady of Mt. Carmel Church was established in the early 1930's on this 3.9 acre parcel of land in Waikane. The church use was permitted at the time. Currently, the church use and the proposed accessory pavillion are permitted uses under County Comprehensive Zoning Code requirements for the AG-1 agricultural zoning district.

A church use is not permitted; however, under the State Land Use Law and District Regulations for Agricultural Districts. The Land Use Commission has informed us that the existing church is a nonconforming use and the proposed addition of a pavillion accessory to it requires a Special Permit under their Agricultural District regulations.

Compliance with the State Land Use Law: As called for in Part V of the State Land Use District Regulations:

"Any person who desires to use his land within an Agricultural or Rural District for other than an agricultural or rural use may petition the County Planning Commission within which his land is located for permission to use his land in the manner desired...."

Part V-2 provides that certain "unusual and reasonable" uses within Agricultural and Rural Districts other than those for which the District is classified may be permitted through the granting of a Special Permit. Guidelines are established for determining an "unusual and reasonable" use. These guidelines are listed below with the applicant's responses listed after each one.

- "1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

"Ever since the Church has been in existence here, before 1933, the property has never been used, to the best of our knowledge, for any other purpose,- agriculture or other,- except for Church use and Church functions."

- "2. That the desired use would not adversely affect surrounding property."

"Our Church, entitled, 'Our Lady of Mount Carmel Church' has been there in existence long before 1933, to serve the Catholic community surrounding it. The Protestant Community have their facilities across the highway for the service of their members."

- "3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection."

"Since our project and plans are only to erect a Pavillion in the rear of the existing Church, and our property fronts the highway, there is no need to provide roads, sewers or other public commodities. Indeed we have already checked

with the board of water supply, and they assured us that there is ample supply and a hydrant is located at the makai side of the highway just in front of the property."

- "4. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established."

"This building is not going to cause any unusual change in the existing conditions."

- "5. That the land upon which the proposed use is sought is unsuited for the uses permitted within the District."

"Again we wish to state that the present property has only been used for Church functions and purposes,- never for agriculture or otherwise,- since the Church is in existence there; furthermore with the Church building and its facilities on it, the size of the lot is inadequate for farming anyhow."

The Department of Land Utilization's review of the tests and justifications reveals no evidence that the addition of the pavillion to the church grounds will contribute to the degradation of agricultural uses or potential agricultural uses in this area.

Our Lady of Mt. Carmel Church has been established and serving this agricultural community for over 40 years. Construction of the pavillion is simply an addition to the church facilities for church-related uses. If the church were in the Urban District, and AG-1 zone, the pavillion would be permitted as an accessory to the Church which is a permitted use.

We find it unfortunate that the pavillion has been constructed without a permit. Our review shows, however, that it is located on safe, high ground in an acceptable position behind the church and that adequate facilities are available to serve it. A building permit will be possible to obtain if the State Land Use Commission Special Permit is granted. The penalty for this after-the-fact building permit will be payment of double the ordinary fee.

Conclusions:

1. The addition of the pavillion to the church lot does not constitute a threat to the viability of the agricultural land in Waikane and is not contrary to the objectives of the Land Use Law.

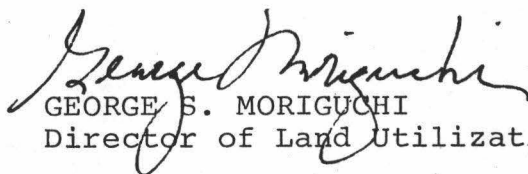
The church largely serves a congregation from the rural and agricultural community surrounding it.

2. The continued use of the site for church will not unreasonably burden public facilities which are already available.
3. The pavillion is an acceptable addition to the neighborhood.

Recommendation: It is recommended that the application of Our Lady of Mt. Carmel Church for a new pavillion as an accessory use to the existing church on their land in Waikane identified by Tax Map Key 4-8-5: 1 be approved subject to the following conditions:

1. The Special Permit shall be for church use of the subject property permitting the church, rectory and pavillion.
2. The submitted site plan marked Exhibit "A" shall be part of the permit and all improvements shall conform to the Exhibit.
3. Within one year after approval of the Special Permit by the State Land Use Commission, the applicant shall obtain a building permit for the pavillion in compliance with Building Code requirements. The County Planning Commission, may with the Land Use Commission's concurrence, extend the time limit if it deems that unusual circumstances warrant the granting of such an extension.

4. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land.
5. The applicant/developer of the property encompassed by this Special Use Permit shall be required to file with the Bureau of Conveyances of the State of Hawaii, a declaration of the above-mentioned restrictive conditions.
6. In the event all conditions as set forth herein are not complied with, the Director of Land Utilization may take action to terminate the use or halt its operation until such time full compliance is obtained.
7. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision."


GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:fm

SLVC

LAND USE COMMISSION
STATE OF HAWAII
Meeting of the Planning Commission
Minutes
August 4, 1976
OCT 6 1 38 PM '76

The Planning Commission held a meeting on Wednesday, August 4, 1976 at 1:40 p.m. in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Sylvia Sumida, Vice-Chairman
Dr. Wilbur Choy
Donald Hosaka
Charles Izumoto
Harriet Kane

ABSENT:

Yuklin Kuna
Ned Wiederholt

DEPARTMENT
REPRESENTATIVES:

Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Robert B. Jones, Assistant Director, Zoning
Department of Land Utilization
Henry Eng, Staff Planner
Roger Harris, Staff Planner

MINUTES:

The minutes of July 7, 1976 were approved, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.

PUBLIC HEARING
STATE SPECIAL USE PERMIT
(PAVILION AS AN ACCESSORY
USE TO A CHURCH IN AN
AGRICULTURAL DISTRICT)
WAIKANE
OUR LADY OF MT. CARMEL
CHURCH
(FILE #76/SUP-4 RH)

A public hearing was held to consider a request for a State Special Use Permit to allow construction of a pavilion as an accessory use to an existing church in an agricultural district at Waikane--48-422 Kamehameha Highway, Tax Map Key: 4-8-5: 1.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 25, 1976. No letters of protest were received.

Staff Planner Roger Harris presented the Director's report recommending approval of the proposal.

There were no questions concerning the Director's report.

No one was present to speak either for or against the request.

The public hearing was closed, and action deferred for a statutory period of 15 days, on motion by Mr. Hosaka, seconded by Dr. Choy and carried. The matter will be considered again by the Commission on September 8, 1976.

PUBLIC HEARING
CZC AMENDMENT
SECTION 21-605(e),
R.O. 1969, AS AMENDED,
RELATING TO OFF-STREET
PARKING REGULATIONS
(FILE #L&R76/CZC-
Amend. #7 HE)

A public hearing was held to consider an amendment to the Comprehensive Zoning Code, Section 21-605(e), R.O. 1969, as amended, relating to off-street parking regulations. (The proposed amendment is a result of a study which was undertaken in response to Committee Report No. 748 relating to parking requirements in apartment and planned development-housing projects.)

Publication was made in the Sunday Star-Bulletin/Advertiser on July 25, 1976. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the proposed amendment.

There were no questions of staff concerning the Director's report.

No one spoke either for or against the proposed amendment.

No discussion followed.

The public hearing was closed, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

ACTION: The Commission suspended its rules of procedure which would defer the matter to the next meeting, and voted to accept the Director's recommendation for approval, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Sumida
NAYES - Kane
ABSENT - Kuna, Wiederholt

PUBLIC HEARING
CZC AMENDMENT
SECTIONS 21-800 THROUGH
21-805 RELATING TO B-1
NEIGHBORHOOD BUSINESS
DISTRICT
(FILE #L&R76/CZC-
Amend. #6 HE)

A public hearing was held to consider an amendment to the Comprehensive Zoning Code, Sections 21-800 through 21-805 relating to B-1 Neighborhood Business District. (This amendment represents the implementation of the Department of Land Utilization's response to Committee Report No. 1485, dated November 11, 1975.)

Staff Planner Henry Eng presented the Director's report recommending approval of the proposed amendment.

There were no questions concerning the Director's report.

TESTIMONY IN SUPPORT

Mr. Tim Leedom, President of the Manoa Valley Community Association, indicated their support of the proposed amendment because B-1 insures permanent protection against 350-foot highrises in the Manoa area which are possible under the existing B-2 zoning.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mr. Hosaka, seconded by Mrs. Sumida and carried.

Action was deferred to the next meeting on August 18th. Dr. Choy requested further review of the proposed amendment in a workshop.

PUBLIC HEARING
ZONING CHANGE
R-6 RESIDENTIAL TO
B-2 COMMUNITY BUSINESS
WAHIAWA
LUANA ENTERPRISES, INC.
(FILE #76/Z-8 EY)

A public hearing was held to consider a request for a change in zoning from R-6 Residential District to B-2 Community Business District at 138 Kamehameha Highway--Wahiawa, Tax Map Key: 7-4-01: portion of 14.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 25, 1976. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the proposal.

There were no questions of staff concerning the Director's report.

No one spoke either for or against the request.

The public hearing was closed, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

ACTION: The Commission suspended its rules of procedure which would defer the matter to the next meeting, and voted to accept the Director's recommendation for approval, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kane, Sumida
NAYES - None
ABSENT - Kuna, Wiederholt

PUBLIC HEARING
CONDITIONAL USE PERMIT
(ART GALLERY IN AG-1
RESTRICTED AGRICULTURE)
KAHALUU
RICHARD HART & HIROSHI
TAGAMI
(FILE #76/CUP-8 EY)

A public hearing was held to consider a request for a Conditional Use Permit to permit construction of an Art Gallery at 47-754 Lamaula Road, Kahaluu, Tax Map Key: 4-7-43: 8.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 25, 1976. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the proposal.

There were no questions of staff regarding the Director's report.

PUBLIC TESTIMONY

Dr. Fred Reppun, Chairman, Kahaluu Neighborhood Board stated that their board lacked one vote to obtain a majority in support of the proposal. Board members who voted against the proposal expressed concern over increased traffic problems. He requested a copy of the proposed conditions for review by their board.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Dr. Choy, seconded by Mr. Hosaka and carried.

ACTION: The Commission suspended its rules of procedure which would defer the matter to the next meeting, and voted to accept the Director's recommendation for approval, subject to conditions in the report, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kane, Sumida
NAYES - None
ABSENT - Kuna, Wiederholt

PUBLIC HEARING
PLANNED DEVELOPMENT-HOUSING
AHUIMANU VALLEY, KAHALUU
TROUSDALE CONSTRUCTION
COMPANY, LTD.
(FILE #76/PDH-2 BL)

A public hearing was held to consider a request for concurrent rezoning of the subject property from I-1, I-2, and R-4 Zoning Districts to P-1 Preservation and R-5 Residential Districts and the construction of 517 residential units Planned Development Housing in accordance with Article 10 of the Comprehensive Zoning Code located in Ahuimanu Valley, Kahaluu, Oahu; Tax Map Keys: 4-7-04: portion of 1; 4-7-51: portion of 2; 4-7-56: 29.

Publication was made in the Sunday Star-Bulletin/Advertiser on July 25, 1976. A letter received in opposition to the project is presented in testimony against the request.

Mr. Ben Lee of DLU presented the Director's report which makes the following recommendations:

1. The request for planned development in areas D, E, F, G, H & I is premature and should be disapproved until the resolution of questions regarding the adequacy of sewer, water and highway facilities.
2. That the planned development project and the request for rezoning to R-5 Residential District be approved for areas A, B, & C, for a total of 311 units.
3. That areas D, E, F, G, H & I be rezoned to R-2 Residential District. It is felt that the R-2 zoning designation will be more appropriate and compatible land use than the present I-1 and I-2 Industrial Districts to the adjacent residential areas.

4. The water reservoir and land area located at elevation 272' above sea level at the end of Hui Kelu Street, owned and operated by the City and County Board of Water Supply, are zoned I-2 Industrial. Recommendation is made to rezone this area to P-1 Preservation District.

QUESTIONS OF STAFF

Question was raised concerning water service in the area. Areas A, B and C will be served by an existing gravity sewer line on Hui Iwa Street. Civil Engineers for the project have indicated that the water booster pump station will only serve the lower portions of Area B, some units on Area C, and will still be required to serve the upper units in Area C and A.

TESTIMONY IN SUPPORT

Mr. Jack Palk represented Trousdale Construction Company, Ltd. and made the following comments regarding the Director's report:

1. Sewer Facilities - It is not fair to say sewer facilities are inadequate because there are conditions to install public improvements for the 517 units. These units will be phased in so that although facilities are not adequate today, they will be over the period of development.
2. Highway Facilities - There is no question concerning the widening of Kahekili Highway. However, these improvements are beyond the control of the county as well as the developer. It maybe five or six years before improvements might become active.

They would suggest a required 5-year review of this project by the appropriate agency.

3. The recommendation for R-2 in Areas D through I would result in a loss of approximately 200 units. They agree with staff's intent to use R-2 as a means of preventing R-5 subdivision which could damage existing grades and vegetation in that area.

They would suggest a condition which would limit construction to the 200 units in Areas D through I and impose conditions to protect other areas, rather than their having to repeat another long process.

4. Two midrise buildings - They have no objection of eliminating the two midrise buildings. Their concept was to have the least disturbance of existing grades through consolidation of units into two six-story vertical buildings. These buildings were sited to locations separate from neighboring residences and as close to the base of the ridgeline as possible in order to reduce visual impact from surrounding areas.

Their alternative plan would provide a similar number of units in low-rise buildings which would require more grading for roads and parking.

5. Water Facilities - Even though the staff report indicates that water utilities are in the planning stages, the developer has contributed \$440,000 for the first and second reservoirs in an agreement with the Board of Water Supply.

Concerning a question whether (1) the alternative of imposing R-5 conditional zoning that there not be conventional subdivision, or (2) imposing additional conditions on the PDH so that nothing is constructed until public facilities are in, staff indicated this would entail numerous additional conditions for the applicant.

The comment was made that Council revised the PD ordinance to help expedite PD applications. The design of this PDH, D through I except for two midrises, is acceptable. In the spirit of the council's PD ordinance revision and possible alternatives through conditional zoning, it would seem unnecessary to have the applicant repeat the same process all over again. These conditions are no more general or problematic than conditions placed on other PD applications.

Mr. Palk requested to work with DLU in developing some conditions. He did not feel a substantial portion of the units should be tied into the widening of Kahekili Highway.

TESTIMONY AGAINST

1. Letter from Dr. Fred Reppun presented by Bob Nakata (copy attached)
2. Bob Nakata, President, Kahaluu Coalition
 - a. Have consistently opposed this development, even two years ago at GP level. They had a policy of opposing piecemeal development until GP is adopted.
 - b. Feel project does not provide for housing needs of present Kahaluu residents.
 - c. Inadequacy of public facilities. Project should be deferred till public facilities in place.
 - (1) Council's findings of fact indicate Kahekili Highway is already beyond capacity. Highway improvements are scheduled for completion in 1980.
 - (2) Flood control project scheduled for completion in 1981.
 - (3) Water Supply serious problem.

BWS in Waihee Valley (approx. 2 miles away) has pretty well completed a project with 4 wells which are capable of withdrawing 2 mgs. per day. This will mean of 11 mgs. per day out of Waihee Valley, BWS will take 8 mgs. As a result, taro farmers will be hurt. They were assured enough water would be coming through for their taro but the problem is water temperature. The water which will be

slowed down and become warm before it reaches the farmers will have an adverse effect on the taro. No EIS was prepared in this connection nor any public hearing held. The matter was discovered when it was half completed.

Additionally, to find out today that the developer paid \$440,000 to BWS for a reservoir makes one wonder what happened to the planning process? Very likely the water out of Waihee, which now provides nearly one-third of Windward Oahu's water supply, will also be supplying the \$440,000 reservoir paid by the developer.

- d. Surplus units and additional traffic from other projects already approved but not constructed, or constructed but not selling.
 - (1) Clubview Gardens IV - situated below subject project. Couple of 7 and 9 story buildings have not been constructed but were approved around 1970.
 - (2) Kahaluu Gardens - 45-unit apartment building on Kahekili Highway, just about completed, no units sold.
 - (3) Parklane and Pulama Gardens both approved last year will have a combined total of approximately 300 units.
- 3. Spencer Leinweber, private individual and property owner.
 - a. Agreed with all testimony against that public facilities should be in before further development occurs.
 - b. Consider aesthetics for people visiting the Byodo-In (Buddhist) Temple. The tranquility of the area will be affected.
 - c. Social problems were not addressed. The project is geared toward the middle-income group. The initial price range of units were \$45,000-\$50,000. It is now \$65,000 and maybe \$100,000 by completion.
- 4. Carol Chang, Vice-President, Ahuimanu Homeowners Association (Testimony attached)
- 5. Letter from Mrs. Betty Ann Miyamoto (copy attached)

The public hearing was closed, on motion by Mr. Hosaka, seconded by Dr. Choy and carried.

Action was deferred to the next meeting on August 18, 1976 for the following:

1. Summary of testimony against and some of the statements checked out.
2. Inventory of housing in the Windward area. The progress on the subject project as far as completion and when it will be available for the market.
3. Availability of water supply and source as related to those projects not sold and in relation to proposed projects that have already been approved.
4. Summary of alternative conditions that could be worked out with the developer.
5. Further response (elaboration) by the State DOT in relation to dovetailing of H-3 into Kahekili Highway improvements.
6. Would like some form of statistical study made by DLU on the average escalation of building costs applied to the project projecting to 1981.
7. Staff report stated there was some difficulty about the easement. Would like clarification about status of that easement.
8. Mr. Palk mentioned \$440,000 was given to BWS. Was that a condition from an earlier project or is it, in fact, for the subject PD? If it is, isn't the cart-before-the-horse? BWS' acceptance of the \$440,000 implies an official okay for a project that has not yet been approved.

UNFINISHED BUSINESS
GP/DLUM AMENDMENT
HIGHWAY TO COMMERCIAL,
RESIDENTIAL, LOW &
MEDIUM DENSITY APARTMENT
MAKAHA VALLEY, INC.
(FILE #170/C3/29 MCD)

The public hearing held in Waianae on July 21, 1976 was closed and action deferred for further information from the Department of Transportation (see attached Memorandum dated Aug. 4, 1976 from Mr. Way to Planning Commission.)

No discussion followed.

ACTION: The Commission accepted the recommendation of the Chief Planning Officer and recommended approval of the proposal, on motion by Mrs. Kane, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kane, Sumida
NAYES - None
ABSENT - Kuna, Wiederholt

UNFINISHED BUSINESS
ISSUANCE OF CERTIFICATE
OF APPROPRIATENESS
(13-STORY APT. BLDG.)
PUNCHBOWL HCSD NO. 3
ANDREW AIU & REAL ESTATE
SWINGERS
(FILE #76/PD-1 JPP)

The public hearing held July 21, 1976 was closed and action deferred for:

1. Chronology from the applicant (copy attached).
2. Response from Corporation Counsel concerning Attorney David Lee's

contention that his client is entitled to an exception under the Punchbowl District Ordinance.

Mr. Ed Lee, Deputy Corporation Counsel advised the Commission to proceed on the basis of the existing ordinance and the recommendations from DLU. The issues raised are not resolvable at the Commission level.

ACTION: The Commission concurred with the Director's recommendation and recommended that the request be DENIED, on motion by Mrs. Kane, seconded by Mrs. Sumida and carried.

AYES - Hosaka, Izumoto, Kamiya, Kane, Sumida
NAYES - None
ABSTAINED - Choy
ABSENT - Kuna, Wiederholt

UNFINISHED BUSINESS
ZONING CHANGE
B-2 COMMUNITY BUSINESS AND
R-7 RESIDENTIAL TO
B-3 BUSINESS-RESIDENTIAL
KALIHI
MR. & MRS. WALTER Y.C. CHANG
(FILE #76/Z-7 RH)

The public hearing held July 21, 1976 was closed and action deferred to August 4, 1976.

Discussion followed concerning proposed changes in the B-3 regulations presently under study by DLU which would create more flexibility in those areas where business establishments are to be the primary use by allowing a secondary use of multi-family housing. The zoning is to be used in those areas where there has been a prior over-zoning of Business use and where greater development can be encouraged. It was felt the proposed ordinance would have a direct relationship to the subject proposal.

Mr. Jones of DLU advised that the Commission base its decision on the existing ordinance because it may take two months before any action is taken on the proposed ordinance.

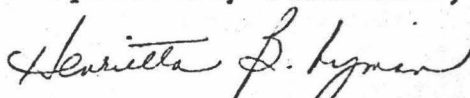
ACTION: The Commission accepted the Director's recommendation and recommended approval of the proposal, on motion by Mrs. Kane, seconded by Dr. Choy and carried.

AYES - Choy, Hosaka, Izumoto, Kamiya, Kane, Sumida
NAYES - None
ABSENT - Kuna, Wiederholt

ADJOURNMENT:

The meeting adjourned at 4:15 p.m.

Respectfully submitted,



Henrietta B. Lyman
Secretary-Reporter

DEPT 76-1899 R

NEIGHBORHOOD BOARD NO. 29

(KAHALUU)
KAHALUU COMMUNITY CENTER
47-232 WAIHEE ROAD
KANELOHE, HAWAII 96744



1 August 1976

Mr. Robert R. Way
Chief Planning Officer
City & County of Honolulu
650 South King Street
Honolulu 96813

Dear Mr. Way:

Re: 76/PDH-2 BL Ahuimanu Valley
Trousdale

The Kahalu'u Neighborhood Board at its regular meeting on 28 July took action upon your notice of the public hearing on this development scheduled for 4 August, and voted unanimously once more to oppose it on the basis of our Policy on Growth of 14 April 1976, of which you have a copy, which our Board wishes to apply equitably to the entire Area-29.

I plan to attend the hearing and present these views in person.

Aloha,

J. I. Frederick Reppun

J. I. Frederick Reppun MD
Chairman

RECEIVED
176 AUG 5 PM 3:16
DEPT. OF
GENERAL PLANNING
C & C HONOLULU

NEIGHBORHOOD BOARD NO. 29

(KAHALUU)
KAHALUU COMMUNITY CENTER
47-232 WAIHEE ROAD
KANELOE, HAWAII 96744

(Heeia Koa, Kahaluu, Waialae, Waikane, Hakipuu and Kualoa)



" Let us not ever have
an unhappy minority "

Sub-area 1

R. Fernandez
Y. Fernandez

Sub-area 2

P. Gima
N. Hottendorf
L. Wong

Sub-area 3

J. Harper
L. Kaluhiwa
F. Reppun MD
Chairman

Sub-area 4

R. Nakata
V. Van Epps

Sub-area 5

K. Miller
S. Souza
C. Tod
Vice-chm

Sub-area 6

C. Canady
K. Payne
Sec'y

I -- POLICY STATEMENT ON GROWTH

in The Kahaluu Neighborhood (N-29) 14 April 1976

As an up-date of a previous policy established by
The Kahaluu Coalition, the following Principles were
approved unanimously at a regular meeting of Neighborhood
Board 29 on 14 April 1976 with 12 out of 15 present and
voting.

Principle 1

We propose to press forward to achieve a community plan upon
which balanced and controlled development can be built. In
order to accomplish this goal, we must hold the line on piece-
meal, unplanned and often unwise growth of a permanent nature.
We recognize, however, that certain needs are of an emergency
nature and must be fitted in quickly; such are low and mod-
erate income housing, food production, protection against
flood and fire, etc.

Principle 2

We will align our efforts in this regard with the other Neigh-
borhoods in Windward Oahu in helping to formulate a Regional Plan.

Principle 3

We will join with other Neighborhoods all over Oahu in preventing the gradual
but steady nibbling away of our open space and of our irreplaceable natural
resources, until such time as a Revised General Plan for Oahu is determined.

Principle 4

We will work with government, at all levels, to accomplish these ends.

I - Policy on Growth

Neighborhood - 29

4/14/76

B
attch

August 4, 1976

TO: Honolulu Planning Commission

FROM: Ahuimanu Homeowners Association, Carol Chang, spokesman

RE: Club View Hills PUD rezoning request

Commissioners, I am Carol Chang, vice president of the Ahuimanu Homeowners Association, here to speak on behalf of the members.

It is untimely to consider a rezoning request today for Club View Hills. There are several problems within the development plan which should be resolved before residential zoning is granted.

1) The two five-story concrete apartment buildings should be deleted FROM THE PLAN. The Department of Land Utilization recommends against their inclusion and so do we. The massive buildings will rise 64' above the ground and are obviously incompatible with the surrounding neighborhoods. (Both exceed the CZC height limits). The entire project would necessarily be adjusted to allow for their omission and the Planning Commission should consider rezoning only after the new maps are drawn.

2) The project should not be allowed on this land without a government subsidy. It is almost a cliché now that the people who really need housing cannot afford it. But \$50,000 to \$65,000 is too high. As long as we're talking about "needs", a passive park idea as was once proposed by the landowners would answer the needs of many more people than an affordable apartments.

3) Someone should really study the condominium maintenance association problem before approving this one. According to the applicant, residents in the 517 units will be responsible for maintaining 36 acres of common open space plus two swimming pools, two recreation centers, private refuse collection, all the roads and utilities within the project, and a dozen or so "tot lots". (By the way, if the tot lots are sandy havens with climbing equipment like the ones I have observed in Club View Gardens, the residents might also consider shelling out for cat control: they are full of animal droppings and happy flies)... All of these costs are to be left to the homeowner over and above the price of the unit.

Trying to maintain all of the wonderful amenities that Dan Ostow left in our hands has been quite discouraging. The AHA spends a lot of its meeting time arguing and anguishing over sky-rocketing maintenance costs and non-paying members. Are you absolutely sure that members in this new project are legally bound to pay dues, and if so how would it be enforced? Our neighborhood of 250 single family homes may or may not have the same kind of troubles as a townhouse association. The majority of our members never use any of the facilities and complain about having to pay for the privilege.

Common play areas and swimming pools, instead of answering recreation requirements, are actually monstrous headaches and only serve as window dressing to boost sales.

c
attch

ANA comments (Continued)

4) The developer has been unsuccessful up to now in getting an easement from the adjacent property owner, Hawaiian Pacific Industries. This easement is the key to the gravity sewage system required on the Kahuku side of the site plan. At the very least, sections E, F, G, H and I should not be rezoned until the easement is obtained, if it can be obtained.

5) The coordination of highway and flood control services with incremental development is still quite vague and there are no guarantees that all facilities will be adequate when the residents move in. For example, is there a way to halt townhouse construction if the flood project construction bogs down? Will people be allowed to move in if Kahekili highway is not widened?

6) The real estate market remains slow and should discourage instead of encourage such an investment as Club View Hills.

THEREFORE the Ahuimanu Homeowners Association urges the Planning Commission to deny any rezoning until such time as the above problems are resolved, if indeed they can be resolved.

Thank you.

RECEIVED

'76 AUG 3 PM 1:18

August 2, 1976

DEPT. OF
GENERAL PLANNING
C & CHICAGO
To: Planning Commission of City & County of
Honolulu

Regarding Rezoning of 241 acres to
construct 517 residential units by
Trowsdale Construction Co in Ahuimanu
Valley, Kahala

Please do not allow any more
development here and take away from
one of the last areas on Hawaii that
has trees + cars instead of buildings,
people + traffic.

It will not serve the needs of
the people of Hawaii - who need
better schools + services + open space
to grow up free in or at least
have open space to go to.

It will increase everyone's taxes
and cause increase noise, traffic,
air + water pollution.

NOTE: Mrs. Miyamoto had questions
regarding Our Lady of Mt.
Carmel Church proposal which
Roger Harris of DLU answered.
She thereafter withdrew her
objection to that proposal.

Please I pray!

Mrs. Betty Ann Miyamoto
47-722 H Ahuimanu
Kahala, Oahu

8/3/76
H. Harris

P.S. Also Apply to Lady of Mt. Carmel Church
Sacred Heart, Father's Development

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

ROBERT R. WAY
CHIEF PLANNING OFFICER
170/C3/29 (McD)

August 4, 1976

MEMORANDUM

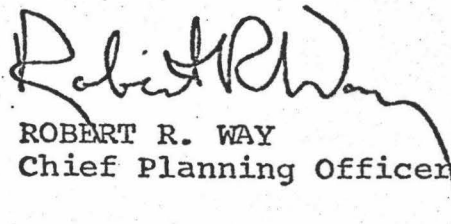
TO : PLANNING COMMISSION
FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER
SUBJECT: MAKAHA GENERAL PLAN AMENDMENT--170/C3/29 (McD)

We have discussed with Mr. James Dwight, Department of Transportation Services, the possibility of deleting the mauka arterial from points "E" to "G".

Mr. Dwight indicates that this possibility is presently being studied. It appears that suitable alternatives to the arterial from "E" to "G" may be available. A 56-foot roadway exists between points "G" and "H". It would be feasible to plan a connection between point "E" and Farrington Highway.

Before recommendations can be made on deleting the arterial from points "E" to "G" additional information will be required on the future requirements of this area. The appropriate city agencies are gathering this information.

The deletion of the arterial from points "A" to "E" will not affect these studies.


ROBERT R. WAY
Chief Planning Officer

RRW:mk

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER
76/PD-1 (JPP)

July 29, 1976

MEMORANDUM

TO : PLANNING COMMISSION
FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER
SUBJECT: PUNCHBOWL HCS DISTRICT #3 LUNALILO APARTMENT BUILDING

As requested by the Planning Commission at their July 21, 1976 meeting, attached is a chronology prepared by the Department of Land Utilization covering the events related to the applicant's requests and legislation related to the Punchbowl area.

Also attached for your information is a letter from Mr. David Lee, attorney for the applicant, which gives a chronology from the point of view of his client. The dates Mr. Lee notes on pages 1 and 2, and not included in the DLU chronology, are:

- April 2, 1974 - - - Purchase of an option based upon A-4 zoning.
- June 4, 1974 - - - The formation of a limited partnership.
- June 1974 - - - - - Contract with Park Associates for the preparation of plans and specifications.
- December 2, 1974- - Received foundation survey, plans and specifications.
- January 15, 1975- - Received preliminary quotation for structure from Nakakura Construction.
- February 7, 1975- - Public Works permission to connect waste lines.
- February 28, 1975 - Received firm construction bid from Harris Construction.

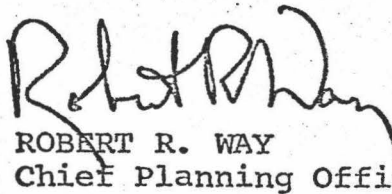
Mr. Lee does not mention events of January 22, 28 or 29, 1975 noted in the DLU chronology.

Mr. Lee's letter on page 3 does not note in reference to the application of December 30, 1975 the intent to file legal action if the building permit is not granted. The implied action is noted in the DLU chronology.

Planning Commission/RR Way
76/PD-1(JPP)
July 29, 1976
Page 2

The other dates mentioned by Mr. Lee are in general agreement with the DLU chronology.

We have spoken with Mr. Ed Lee, Deputy Corporation Counsel, who has advised the Commission to proceed on the basis of the existing ordinance and the recommendations from the Department of Land Utilization. The issues raised at the Planning Commission meeting by the legal counsel of the applicant are not resolvable at the Planning Commission level.


ROBERT R. WAY
Chief Planning Officer

RRW:mk
Attchs.

Dep 7/26 4785

NISHIMURA, LEE & SHIMABUKURO

DONALD S. NISHIMURA
DAVID H. C. LEE
HERBERT K. SHIMABUKURO

ATTORNEYS AT LAW
1212 AMFAC BUILDING
700 BISHOP STREET
HONOLULU, HAWAII 96813

AREA CODE 808
TELEPHONE 531-5007

July 23, 1976

RECEIVED
76 JUL 26 AM 9:35
DEPT. OF
GENERAL PLANNING
C & C HONOLULU

Mr. Gene Connell
Department of General Planning
City & County of Honolulu
650 South King Street, 8th Floor
Honolulu, Hawaii 96813

Dear Mr. Connell:

Pursuant to your request for a statement of relevant facts on the project proposed for construction by Andrew Aiu and Real Estate Swingers at 1114 Lunalilo Street, Honolulu, Hawaii, Tax Key 2-4-19:41, the following is submitted:

The property on which the project is to be constructed is situated adjacent to the H-1 Freeway between Piikoi and Pensacola Streets on the southeast side of Punchbowl. On or about April 2, 1974, and since January, 1969, the property was zoned A-4 which set a building height limitation on the property of 350 feet for the type of project and use that Andrew Aiu envisioned for the property. In reliance on such zoning, Andrew Aiu purchased an option to develop said property for the sum of \$10,000.00. Prior to the acquisition of the option, Andrew Aiu and the nucleus of the group, who became members and investors in Real Estate Swingers, a limited partnership, had arrived at a concensus about acquiring the option in reliance on the then existing zoning for the property. Thereafter, on June 4, 1974, Real Estate Swingers was formally organized as a limited partnership. Discussions and negotiations between Andrew Aiu, on behalf of the planned partnership and K. D. Park, of Park Associates, Inc. for the preparation of plans for the development of the property also occurred prior to the acquisition of the option and continued subsequent thereto.

Mr. Gene Connell
Department of General Planning
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July 23, 1976

In reliance on the then zoning of the property, Andrew Aiu and Real Estate Swingers entered into a contract with Park Associates, Inc. for the preparation of plans and specifications for the project in June, 1974 and received a foundation survey and plans and specifications for the project on or about December 2, 1974. Concurrently with these activities, expenses were incurred by Andrew Aiu and Real Estate Swingers, Inc. in establishing the limited partnership, opening and maintaining books and records, meeting tax and other requirements, promotion among potential buyers and investors, market research, and locating interim and permanent financing.

The plans and specifications for the project provided for the construction and development of a 104-unit condominium apartment building with a building height of about 137 feet. This building height was well below the 350-foot height limitation under the then zoning for the property. Subsequent to the receipt of the plans and specifications, Andrew Aiu and Real Estate Swingers solicited and received bids from contractors for the construction of the project. On January 15, 1975, a preliminary quotation of \$2,800,000.00 was received from Nakakura Construction Company, Ltd. On February 28, 1975, they received a firm quotation of \$3,448,500.00 from Harvis Construction, Inc. for the project.

On or about February 7, 1975, Andrew Aiu and Real Estate Swingers also received permission from the Department of Public Works, Division of Sewers, of the City and County of Honolulu to connect the waste lines of the project to the City sewer system.

Thereafter, on February 12, 1975, a bill was introduced to provide for a moratorium on the issuance of building permits for the construction of a project of the type and use then under development by Andrew Aiu and Real Estate

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Swingers. The bill was adopted and took effect on March 18, 1975. On August 4, 1975 a companion bill was adopted after several revisions as Ordinance No. 4488. This ordinance imposed a building height limitation of 25 feet on the portion of the property nearest the H-1 Freeway and a building height limitation of 40 feet on the remainder of the property. This action had the effect of destroying everything Andrew Aiu and Real Estate Swingers had worked for up to that point and resulted in a complete loss of all out-of-pocket expenses and other indebtedness incurred, but unpaid, and profits. Out-of-pocket expenses at this time was about \$60,000.00, including \$10,000.00 paid for an extension of the option. This action also resulted in a substantial depreciation of the value of the property.

On or about December 30, 1975, Real Estate Swingers submitted an application to the City and County of Honolulu for a building permit for the project, together with the plans and specifications therefor, and an affidavit from K. D. Park, of Park Associates, Inc., stating that he had prepared the plans and specifications or that they were prepared under his supervision, that the plans and specifications were prepared to conform with all applicable codes and ordinances prior to the ordinance providing for the moratorium and the ordinance establishing the new building height limitations of 25 feet and 40 feet on the property and that he would make all changes to the plans and specifications found necessary in the City and County's review of said plans and specifications except the changes required by the new building height limitations. In a covering letter, it was requested that the City and County of Honolulu make an expeditious review of the application and state if the application is rejected that the rejection is because the proposed condominium apartment building would exceed the building height limitation on the property under Ordinance 4488. Thereafter, on January 8, 1976, this matter was referred to George S. Moriguchi, as Director of the Department of Land Utilization. On January 16, 1976,

Mr. Gene Connell
Department of General Planning
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July 23, 1976

George S. Moriguchi advised that a Certificate of Appropriateness was required under Ordinance Nos. 4319 and 4488, in addition to other applicable laws and regulations. The position taken by George S. Moriguchi on the previously submitted application for a building permit was communicated to Andrew Aiu and Real Estate Swingers on or about January 26, 1976. On February 5, 1976, Andrew Aiu and Real Estate Swingers submitted to the City and County of Honolulu an application for the required Certificate of Appropriateness and paid the required fee of \$1,924.50. Together with the application, Andrew Aiu and Real Estate Swingers submitted the plans and specifications and related documents, an application for a building permit, the affidavit from K. D. Park, of Park Associates, Inc., and a copy of a document entitled Information on Sewer Connection Charge, indicating that the project had been cleared for connection to the City sewer system by the Department of Public Works. It was again requested in a covering letter that an expeditious review be made and that if the decision is to reject either or both of the applications, that Andrew Aiu and Real Estate Swingers be provided with a written statement that rejection was on the ground that the proposed building would exceed the new building height limitation under Ordinance 4488. It was also stated in the covering letter that Andrew Aiu and Real Estate Swingers wished to challenge the validity of said ordinances and file an action for damages or for a writ requiring the issuance to Andrew Aiu and Real Estate Swingers of the Certificate of Appropriateness and building permit. Instead of facing the issue directly, George S. Moriguchi wrote a letter on February 20, 1976, stating that the application for the Certificate of Appropriateness and related documents were incomplete and requested the following:

1. Landscape plans with trees in accordance with Section 21-110 of the Comprehensive Zoning Code.

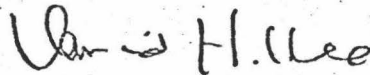
Mr. Gene Connell
Department of General Planning
Page 5
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2. Plant screening to buffer the parking areas adjacent to the street, and landscaping for a minimum of 10 percent of the ground area devoted to off-street parking.
3. Development plans including architectural bulk and treatment drawings showing subdued exterior contrast with the intended character of the district.
4. Twenty percent of all flat roof areas with landscaping and/or architectural treatment to subdue the roof's adverse visual impact as seen from the Punchbowl lookout.

The letter also requested revision or clarification on items relating to parking, dimensions on a particular unit, concrete columns, setback building dimensions and floor plans. At a cost of \$2,200.00, Andrew Aiu and Real Estate Swingers complied with what was required or requested in the letter of February 20, 1976 and submitted revised plans and supplementary information to the City and County of Honolulu on May 24, 1976.

Please contact the undersigned if you require any additional information or clarification of any matter referred to herein.

Very truly yours,



David H. C. Lee

DHCL:ly
cc: Mr. Andrew Aiu

LUNALILO APARTMENT BUILDING

Chronology

Jan. 22, 1975 Letter from applicant to Building Department requesting that the enclosed two sets of preliminary plans and LUI computations be checked.

Jan. 28, 1975 Lunalilo Apartment (pre-plan check) by Building Department.

Jan. 29, 1975 Letter from Building Superintendent to applicant with comments on preliminary plan check.

Feb. 7, 1975 Building cleared for connection to sewer system.

Feb. 12, 1975 Bill #26, Ordinance 4488 introduced by Council.

Feb. 12, 1975 Bill #27, Ordinance #4436--Punchbowl Interim introduced.

Feb. 19, 1975 Information of sewers connection charge from Division of Sewers.

March 18, 1975 Bill #27 (approved by Mayor).

July 16, 1975 Planning & Zoning - request for improvement within Punchbowl Interim Control Area on adjacent lot by same owner.

Aug. 4, 1975 Ordinance #4488, Bill #26--Punchbowl Historic, Cultural and Scenic District #3 (approved by Mayor)

Dec. 30, 1975 Letter of application for building permit to Building Superintendent from Nishimura, Lee & Shimabukuro (attorneys-at-law) stating intent to file legal action if building permit is not granted.

Dec. 30, 1975 Building permit application filed by attorney.

Jan. 8, 1976 Memo to Director of Land Utilization from Building Superintendent referring the matter of Dec. 30, 1975 letter from the attorney to the Department of Land Utilization for processing with "the Punchbowl District No. 3."

Jan. 16, 1976 Letter from Director of Land Utilization to Building Superintendent informing him that a building permit shall not be issued on this proposal unless it complies with Ordinance Nos. 4319, 4488, etc.

Jan 26, 1976 Letter to attorney from Building Superintendent referring their request to the Department of Land Utilization.

Feb. 5, 1976	Application fee receipt from Department of Land Utilization.
Feb. 6, 1976	Application for Certificate of Appropriateness (Punchbowl District) received by Department of Land Utilization.
Feb. 6, 1976	Application data and routing form.
Feb. 6, 1976	Incomplete CZC check list received by Department of Land Utilization.
Feb. 6, 1976	Letter from attorney with application for Certificate of Appropriateness received by Department of Land Utilization.
Feb. 6, 1976	Affidavit by K.D. Park received by DLU.
Feb. 6, 1976	Specifications of exterior finish and color received by DLU.
Feb. 6, 1976	Complaint and summons issued by clerk of court.
Feb. 9, 1976	Complaint and summons received by DLU.
Feb. 10, 1976	Site visit with photo analysis by DLU staff.
Feb. 13, 1976	Letter from Trials Division, Department of Corporation Counsel, received by DLU asking for DLU files, records and related comments.
Feb. 19, 1976	DLU front counter review of plans with corrections and comments.
Feb. 19, 1976	Meeting with Wesley Fong of Corporation Counsel.
Feb. 20, 1976	Letter from Director of Land Utilization to applicant classifying the proposal as significant and withholding processing until application documents are completed.
March 2, 1976	Meeting with Wesley Fong of Corporation Counsel.
March 24, 1976	Bill #24, Ordinance #4590--Punchbowl Interim Control Area #1 (introduced)
April 21, 1976	Contact with Jimmy Young (applicant's agent)
May 20, 1976	Bill #24 (approved by Mayor)
May 24, 1976	Letter from attorney informing DLU of revised information and plans submitted.
May 24, 1976	Revised building plans received by DLU.

June 3, 1976

Received applicant's completed CZC check list.

June 4, 1976

Subpoena sent by 1st Circuit Court to City and County of Honolulu requesting appearance on June 10, 1976.

June 7, 1976

Check list for revised Building Plans prepared by Project Compliance Branch.

JPP:ln

SLUC

Page 11

LAND USE COMMISSION
STATE OF HAWAII
Meeting of the Planning Commission
Minutes
September 8, 1976 OCT 6 1 38 PM '76

The Planning Commission held a meeting on Wednesday, September 8, 1976 at 1:40 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Charles Izumoto
Harriet Kane
Charles B. Sarber
Ned Wiederholt

ABSENT:

Sylvia Sumida, Vice Chairman
Dr. Wilbur Choy
Donald Hosaka
Yuklin Kuna

DEPARTMENT
REPRESENTATIVES:

Robert R. Way, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Lorrie Chee, Staff Planner
Henry Eng, Staff Planner
Ben Lee, Staff Planner

MINUTES:

The minutes of August 4 and 25, 1976 were approved, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

PUBLIC HEARING
ZONING CHANGE FROM
AG-1 RESTRICTED AGRICULTURE
TO I-2 HEAVY INDUSTRIAL
WAIANAE
KAISER CEMENT & GYPSUM
CORPORATION
(FILE #76/Z-5 RH)

A public hearing was held to consider a request for a zone change from AG-1 Restricted Agricultural District to I-2 Heavy Industrial District on approximately 25+ acres located in Maili, Lualualei--Waianae, Tax Map Key: 8-7-21: 35.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Staff Planner Roger Harris presented the Director's report recommending approval of the proposal.

There were no questions of staff concerning the Director's report.

TESTIMONY IN SUPPORT

1. Mr. George Houghtailing, Civil Engineer and Planning Consultant, Community Planning, Inc.
2. Mr. James Gifford, Manager, Kaiser Cement & Gypsum Corporation at Lualualei, Waianae

The zone change would remove the nonconforming status of the property and permit installation of pollution control equipment to comply with State pollution control regulations. Variances

from the Zoning Board of Appeals were necessary on two prior occasions to permit construction of pollutant control structures. Installation of soundproofing structures for portions of their major operations department is anticipated.

TESTIMONY AGAINST

None

The public hearing was closed and the matter deferred for two weeks to September 22, 1976, on motion by Mrs. Kane, seconded by Mr. Wiederholt and carried.

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
(HCSO NO. 1)
REVISED DRAFT ORDINANCE
INITIATED BY CITY COUNCIL
(COMMITTEE REPORT NO. 1140)

A public hearing was held to consider a City Council-initiated Bill for an Ordinance to Amend Ordinance No. 3947, Historic, Cultural and Scenic District No. 1, The Hawaii Capital District, as Amended, by Ordinances No. 4224, 4487, and 4521 (Committee Report No. 1140).

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Mr. Chin Pai of Group Architects Collaborative Inc., made the following presentation:

PAI: Mr. Chairman and members of the Commission, my name is Chin Pai. I'm with Group Architects Collaborative. We have other consultants from EDAW, Inc. Ed Williams is in the audience. We are consultants to the City Council for the Study of the Hawaii Capital District Ordinance update.

As you may know, the ordinance update was initiated by the City Council because--

- (a) the current ordinance does not comply with Section 21-1203 of Article 12, Comprehensive Zoning Code of the City and County of Honolulu requiring the design control system for the district; and
- (b) the base map street plan and design guideline in the current ordinance are outdated.

City Council proposed to have DLU do the update study. As I understand, at that time DLU did not have the manpower to do it. Consequently, City Council decided to hire consultants to do the job. Group Architects Collaborative was finally selected together with EDAW, Inc., as landscape consultants.

The ordinance we present to you, we present the effort of a three-phase study:

The first phase is to conduct an inventory and analysis; second phase is to make recommendations; and third phase is to draft the revised ordinance.

The revised ordinance is the work of consultants, the City Council staff, the Advisory Committee for the Hawaii Capital District and DLU staff.

The update ordinance propose one precise planned precinct and 12 general criteria precinct with a design control system for each precinct.

Turning to the board, as you see here (indicating), the first board shows this is the Hawaii Capital District with waterfront, Punchbowl, Richards Street, Alakea, Pali Highway and South Street. Our task is try to develop a control system which is required by Article 12.

We have one historic precinct which is the precise planned precinct with open space requirement and building height limit. We have 12 general criteria planned precinct which is again required by the Article 12.

We have waterfront precinct to require 60 feet high limit.

South Street precinct 60 feet building height limit, 50% open space.

Mililani commercial precinct with 100 feet height limit and 50% open space.

Alakea commercial precinct, open space will follow CZC but height limit shows on the diagram, 200 feet on the Richard Street side and 250 on the Alakea Street side which based on our site land study which is in the report.

Judiciary precinct, again open space will follow CZC with height limit 145 feet on the Richard Street side and 230 feet on Alakea.

Over here (indicating) is a gateway precinct with Pali Highway and Alakea, 40 feet height limit and 80% open space.

This (indicating) is the old Vineyard precinct with a height limit of 60 feet, open space 50%.

This (indicating) is the Queen's Medical Center precinct. Then there's a tower precinct with some major construction underway. So here we have 150 feet height limit, 50% open space and 100 feet height limit, 50% open space on the overall Queen's Medical Center

We have the Municipal service building precinct with a height limit of 60 feet and open space 50%.

Punchbowl precinct which is on the mauka side of the highway and somehow there's just a triangle between Vineyard Boulevard and the freeway with a height limit of 40 feet, open space 50%.

The last precinct is Punchbowl Rim . No building should occur here

This board (indicating) shows most of the historic buildings or historic places which should be preserved. We have a list in the ordinance.

Exhibit C shows the major avenue of approach with a setback requirement. For instance, along Beretania there will be a 20-foot setback along each

side of the street. So is South Street, Punchbowl, Mililani and Richard with a different kind of setback along the waterfront in order to preserve a mauka-makai view to the ocean which was one of the very important objectives stated in the early study.

This (indicating) is the precise planned precinct which again is called the historic precinct. The building and the landscape within the precinct should not be changed on the executive control again as stated in the ordinance.

Overall landscape plan has been worked out. The black dot shows the proposed landscape plan and the thatched gray area shows the existing landscape. Again, landscape control is in the ordinance.

This board (indicating) shows most of the--actually all of the important historical places with the character of the building gives a general guideline for future development in the capital ditrict.

We followed the ordinance of the existing Hawaii Capital District and make the revised ordinance for your review.

This concludes my presentation.

* * * * *

The commissioners were disturbed at not being given copies of the consultant's report, and complained of not being afforded the opportunity of reviewing the revised draft ordinance.

The Chairman requested that copies of the consultant's report be made available to the commissioners for their review.

Before deferring the matter to the next meeting on September 22, 1975, the Chairman recognized Mr. Frank Oda who was prepared to present testimony on the proposal.

Mr. Frank Oda, AIA, representing the lessees of the Honiron property. (Submitted testimony dated, undated, copy attached)

Questioned by the Commission, Mr. Oda stated that he represents Partnership Pacific Bank, a corporate entity comprised of Bank of America, Bank of Tokyo, and the New South Wales Bank. They are presently engaged in planning studies to determine maximum use of their property, and also to understand more thoroughly the existing as well as the revised draft ordinance.

PUBLIC HEARING
WAIKIKI SPECIAL DESIGN
DISTRICT AMENDMENT
MCCULLY TRIANGLE
INITIATED BY CITY COUNCIL
(FILE #76/L&R/CZC AMEND.
#9 HE)

A public hearing was held to consider a City Council-initiated proposed amendment to the Waikiki Special Design District, McCully Triangle, to increase the height limitation in the McCully Triangle from 65 feet to 320 feet.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Mr. Henry Eng presented the Director's report. Based on the department's analysis of the situation and of the objectives of the Waikiki Special Design District, the Director recommends retention of the present design criteria as the more appropriate design control.

CHAIRMAN: Questions commissioners?

KANE: The City Council apparently gave you reasons why the heights do not need to be restricted here. Did they give you any reasons why they should be increased?

ENG: I believe the Council uses as the basis--this is at the juncture of a variety of height control districts. You have 65 feet here and 320 feet (indicating). The landowner has asked the City Council to consider 320 for this as opposed to 65. This is within the Diamond-Head view corridor but just outside of the Tantalus-De Russy corridor. We have analyzed it from the point of view as a gateway area. Our view is that the low profile is the more desirable for retention.

WIEDERHOLT: On item A, was this discussed with Council Services?

ENG: No, this was sent to us by committee report.

WIEDERHOLT: What I was wondering there was whether or not the property is used as a right by that owner or the City Council because the negative justification is a very weak kind of justification. That was never discussed?

ENG: No, I don't really think I could speak for City Council or the landowner.

WIEDERHOLT: The second has to do with (d). The argument there appears to separate the quantity of building from the quality question. I think you made the case that quantity and quality has a difference in the area.

ENG: Yes, I think it could be phrased that way.

WAY: Is there one owner for all of the property?

ENG: Yes, there is one owner.

WAY: And that is owner/lessees?

ENG: I believe the Ching family owns the property. They're represented by Ashford, Wriston attorneys. It is under one ownership.

CHAIRMAN: Further questions? If not, we'll hear testimony in support.

CHING: My name is Han Ching. I along with my brothers wanted the height limit lifted. My brothers and I do have a lease on one of the parcels on the triangle. My father is the fee owner of the entire triangle.

I'm very sorry but we were not notified of the hearing today. I just happened to find out about it yesterday. We were not able to have our attorney here to report to you on our project. We are wondering if it would be more appropriate to defer this matter to later on this afternoon so that I could get a hold of him.

CHAIRMAN: How come they weren't notified?

ENG: The mailing list on this was prepared by the Planning Commission secretary. The request came to us from City Council and is viewed as a Council initiation. On that basis, it is entirely possible that the applicant has not been notified formally, individually in spite of the fact that the law doesn't require this.

CHAIRMAN: You and your brothers are the ones that petitioned for this?

CHING: Yes.

CHAIRMAN: Let me ask you one question. How come you went to the Council instead of to the department?

CHING: Well, we tried to resolve our differences with DLU and we were not able to resolve our matter. I would rather have our attorney go through the whole chronology with you.

ENG: Mr. Chairman, there is record in the file indicating there had been earlier correspondence between the owner and our department. Basically our position is now what it was then.

CHAIRMAN: Thank you Mr. Ching. We will take into account the fact that you were just notified yesterday.

Anyone else to speak for? If not, testimony against. Mr. Hanson?

(Copy of Mr. Hanson's testimony attached. Commission had no questions of Mr. Hanson.)

(A letter dated Sept. 3, 1976 was received from Senator Jean King against the proposal, copy attached)

CHAIRMAN: Do we have anyone else to testify?

(NO RESPONSE FROM AUDIENCE)

CHAIRMAN: Commissioners?

KANE: I move the public hearing be closed.

IZUMOTO: Second.

CHAIRMAN: Motion was made to close the public hearing.

WIEDERHOLT: Would you honor the landowner's request?

CHAIRMAN: We can close the public hearing with the understanding

that the landowners will be present at the next meeting to answer questions.

Further discussion? Those in favor of closing the public hearing, raise your right hands. Motion carried. The item is deferred to Sept. 22nd and we request that the landowners be present and give us more information.

PUBLIC HEARING
ZONE CHANGE
R-6 RESIDENTIAL TO
A-2 APARTMENT DISTRICT
LILIHA/NUUANU
THOMAS T. S. LEE
(FILE #76/Z-9 LC)

A public hearing was held to consider a request for a change in zoning from existing R-6 Residential District to A-2 Apartment District on approximately 12,752 square feet of land situated at the corner of Panalaa Street and Sing Loy Road in Liliha/Nuuanu, Tax Map Key: 1-7-44: 12.

Publication was made in the Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Staff Planner Lorrie Chee presented the Director's report recommending approval of the request, subject to the following conditions assured through a unilateral agreement:

1. The applicant agrees to restrict his development to 18 apartment units; and
2. Respect road widening setback lines on Panalaa Street and Sing Loy Road as described in the conceptual development plan.

QUESTIONS OF STAFF

None

No one testified either FOR or AGAINST the request.

The public hearing was closed, on motion by Mr. Wiederholt, seconded by Mrs. Kane and carried.

ACTION: The Commission suspended its rules of procedure which would defer action to the next meeting, and voted to accept the Director's recommendation of approval, on motion by Mr. Wiederholt, seconded by Mr. Izumoto and carried.

AYES - Izumoto, Kamiya, Kane, Sarber, Wiederholt
NAYES - None
ABSENT - Choy, Hosaka, Kuna, Sumida

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
(HCSD NO. 1)
CERTIFICATE OF
APPROPRIATENESS/DESIGN
EVALUATION
(FILE #76/HCD-26 BL)

A public hearing was held to consider a request for design evaluation/certificate of appropriateness for construction of a four-story, 16-unit apartment building on approximately 8,100 square feet of land situated at the corner of Miller Street and Captain Cook Avenue, Honolulu, Tax Map Key: 2-1-37: 27.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Mr. Ben Lee presented the Director's report recommending approval of the proposal.

QUESTIONS OF STAFF

Noticing considerable traffic congestion on Miller/Magellan/Capt. Cook Streets, question was raised whether any future road widening of those streets is anticipated.

There are no future road widening plans for the area. Mr. Lee stated: "The proposed project has 8 cars per level. So, there would be only 8 additional cars going to Miller Street which is a dead end street, and also to Capt. Cook Street."

No one spoke either FOR or AGAINST the proposal.

The public hearing was closed, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

ACTION: The Commission suspended its rules of procedure and accepted the Director's recommendation for approval of the request, on motion by Mr. Izumoto, seconded by Mrs. Kane and carried.

AYES - Izumoto, Kamiya, Kane, Sarber, Wiederholt
NAYES - None
ABSENT - Choy, Hosaka, Kuna, Sumida

PUBLIC HEARING
ZONE CHANGE
RESIDENTIAL TO INDUSTRIAL
KANEHOE
REUBEN WONG
(FILE #76/Z-11 EY)

A public hearing was held to consider a request for a change in zoning from existing R-4 Residential District to I-1 Light Industrial District on approximately 13,017 square feet of land situated at 45-582 Kamehameha Highway, Kaneohe, Tax Map Key: 4-5-39: 16 (Lots 1A and 1B).

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the proposal.

QUESTIONS OF STAFF

The following questions were raised concerning roadwidening improvements on Luluku Road: (1) Whether Luluku Road would be extended to Kam Highway with the present 60-foot width which has already been defined by the Keapuka Subdivision; (2) Whether present tapering for the section from Kam Highway to 4535 Luluku Road is temporary; (3) Roadwidening improvements for Luluku Road are mentioned in the 1977-1982 CIP with no specific date. With the uncertainty as to when these improvements will occur, whether timing of the proposed zoned change is appropriate; (4) In view

of the foregoing, whether the proposed setback required of the property owner is fair.

Comment was made that Luluku Road will serve as a main access to a proposed park in the area.

Staff requested that responses to these questions be deferred to the next meeting.

TESTIMONY IN SUPPORT

Mrs. Barney Akuna represented the applicant who is also her father. It is her understanding the setback on Luluku Road will be 10 feet. Nonconformity of the parcel has created a hardship because they can neither improve the existing structure nor construct a new building.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

The matter was deferred for further information from staff regarding Luluku Road improvements.

PUBLIC HEARING
ZONE CHANGE
R-4 RESIDENTIAL TO
I-1 LIGHT INDUSTRIAL
KANE OHE
BARNEY AKUNA
(FILE #76/Z-10 EY)

A public hearing was held to consider a request for a change in zoning from existing R-4 Residential to I-1 Light Industrial District on approximately 10,620 square feet of land situated in Kaneohe, Tax Map Key: 4-5-39: 21.

Publication was made in the Sunday Star-Bulletin/Advertiser on August 29, 1976. No letters of protest were received.

Mr. Henry Eng of DLU presented the Director's report recommending approval of the request.

There were no questions of staff regarding the Director's report.

No one spoke either FOR or AGAINST the proposal.

The public hearing was closed, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

ACTION: The Commission suspended its rules of procedure and accepted the Director's recommendation for approval of the request, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

AYES - Izumoto, Kamiya, Kane, Sarber, Wiederholt
NAYES - None
ABSENT - Choy, Hosaka, Kuna, Sumida

UNFINISHED BUSINESS
CONCURRENT REQUEST FOR
CONDITIONAL USE PERMIT
& ZONING CHANGE FROM
R-6 RESIDENTIAL TO
A-3 MEDIUM-DENSITY APT.
MAKIKI
AMERICAN ASSOCIATION OF
UNIVERSITY WOMEN
(FILE #76/Z-16 AND
#76/CUP-9 EY)

The public hearing held August 18, 1976 was closed and action deferred for (1) determination by Corporation Counsel as to whether the AAUW building is a clubhouse; (2) study of alternatives.

Communication dated August 31, 1976 was received from Deputy Corporation Counsel Claire Marumoto (copy attached) advising "...at the present time the AAUW building is not deemed to be a clubhouse and, therefore, does not constitute an illegal use in its residential zone. You also requested

that we characterize the use of the AAUW building. We consider the use to be primarily residential and any activity or organization is merely an incidental use."

Mr. Henry Eng stated the following: "DLU has reviewed that opinion. Our view is the request comes from AAUW as a CUP for a private club which is what they view themselves as. The private club, we feel, is an appropriate request for a CUP. The request for zoning, we feel, is also appropriate. On this basis, we wish to reaffirm our recommendation.

The Commission for its part may wish to consider the imposition of conditional zoning which would provide added assurance. At the last meeting, it appeared the Commission was desirous of providing some extra assurances that the present use would be retained.

The reason we feel the use is a private club is the particular use at this site has been reviewed since '63 by various governmental agencies as a clubhouse. There was never any question since then as to whether it was a clubhouse. They view themselves as a nonprofit civic organization promoting social welfare. The Honolulu branch is incorporated. It was chartered in 1936 as a nonprofit organization with the Department of Regulatory Agencies. It currently has tax exempt status with the Internal Revenue Service.

Also in reviewing the files, we find the AAUW has kept fairly meticulous records as to the number of meetings held. For the years 1972 to 1975, a four-year period, there was an average of 253 meetings per year attended by over 6300 people. We find that this is hardly the type of use which could be classified in accordance with Corporation Counsel's opinion as a residential use.

We feel there are added assurances the Commission might wish to consider. We do not see this as a Residential use. We see it as a private club and that's the application that's been made."

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, subject to conditions contained in the Director's report, with the following additions:

1. That the existing building would be retained and not replaced with a highrise structure with the proposed A-3 zoning.
2. That conditional zoning be applied as proposed by the AAUW in their March 8, 1976 letter to Councilman Pacarro.

The motion was made by Mr. Izumoto, seconded by Mrs. Kane and carried.

AYES - Izumoto, Kamiya, Kane, Sarber, Wiederholt
NAYES - None
ABSENT - Choy, Hosaka, Kuna, Sumida

UNFINISHED BUSINESS
STATE SPECIAL USE PERMIT
(PAVILION AS AN ACCESSORY
USE TO A CHURCH IN AN
AGRICULTURAL DISTRICT)
WAIKANE
OUR LADY OF MT. CARMEL
CHURCH
(FILE #76/SUP-4 RH)

The public hearing held on August 4, 1976 was closed and action deferred for the 15-day statutory requirement.

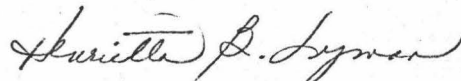
ACTION: The Commission accepted the Director's recommendation and recommended approval of the request, subject to the conditions contained in the Director's report, on motion by Mrs. Kane, seconded by Mr. Izumoto and carried.

AYES - Izumoto, Kamiya, Kane,
Sarber, Wiederholt
NAYES - None
ABSENT - Choy, Hosaka, Kuna, Sumida

ADJOURNMENT:

The meeting adjourned at 4:30 p.m.

Respectfully submitted,



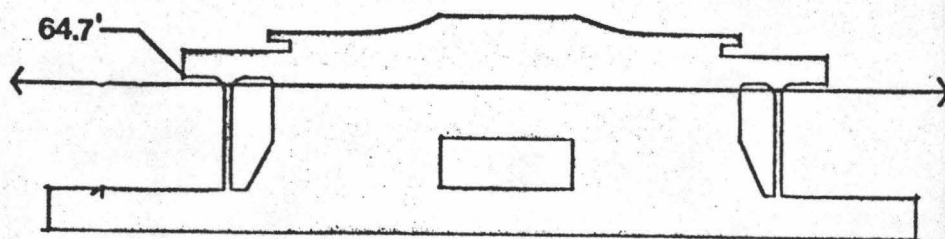
Henrietta B. Lyman
Secretary-Reporter

TESTIMONY TO CITY PLANNING COMMISSION RE: PROPOSED ORDINANCE
TO AMEND ORDINANCE NO. 3947

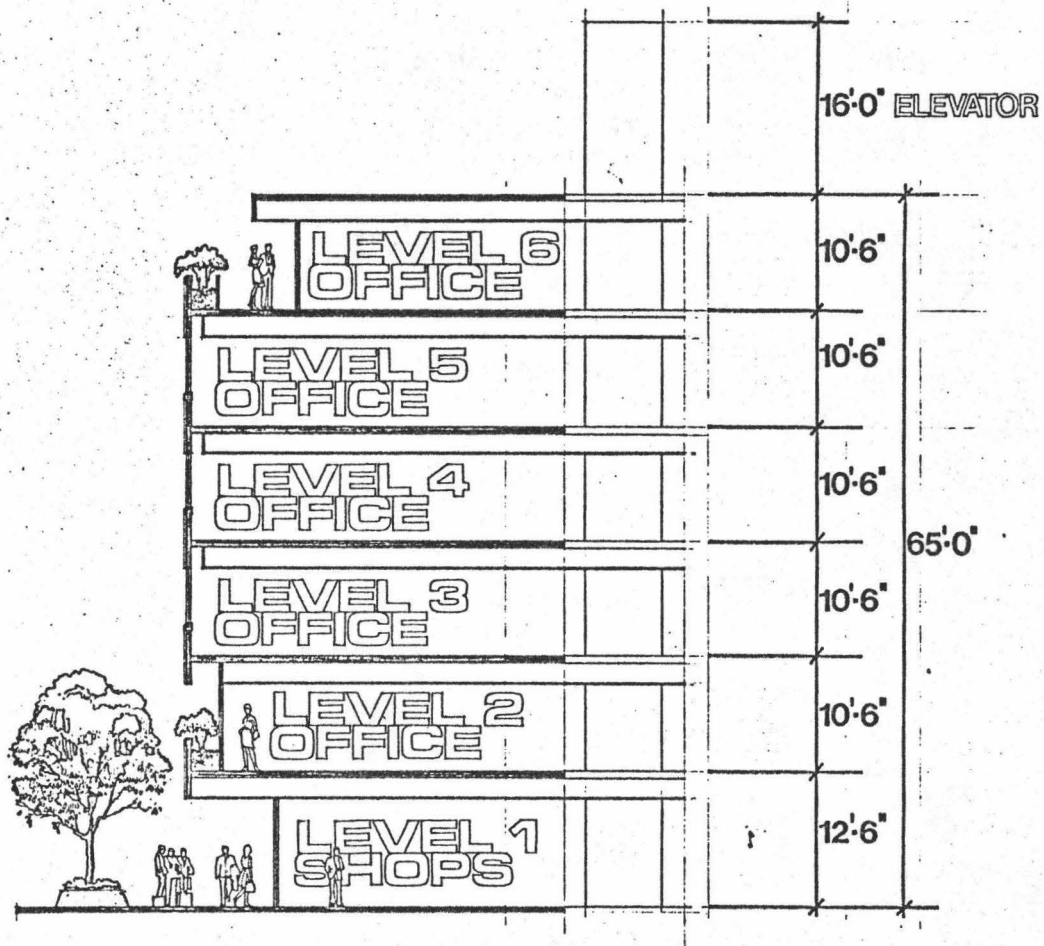
I am here on behalf of the lessees of the Ironworks property (the old Honiron) to suggest the following revision to the proposed ordinance.

We ask that the maximum height limit of 65' for the "South Street Precinct" be retained as established in the original Ordinance No. 3947 and that the 60' limit proposed on Exhibit A in the new ordinance be revised to 65', in compliance with the original Ordinance. We have several reasons for this request:

1. The purpose of setting maximum height limits in both the "Warnecke Plan", as well as the current proposed ordinance, appears to be to keep structures from obscuring the Capitol Building. The lower cornice line of the Capitol, which is 64.7 feet from grade, was picked as a reference point above which no adjacent structure could rise. Warnecke seems to have rounded-off the 64.7 feet to the 65 feet above grade contained in the existing ordinance. The proposed amendment reduces the line to 60 feet without substantial justification. We feel that the original 65 feet achieves the visual objectives of the height limit and should not be changed.



2. The reason these 5 feet of difference are so important is shown in this diagram:



The standard office building (a use often suggested in the area) can rise 6 stories within a 65 feet height limit, whereas it may be only 5 stories within a 60 feet limit. The elimination of one floor of six represents a 17% reduction of buildable space which, coupled with the 50% open space requirement imposed in the area, represents a severe hardship on those who may wish to change the industrial use of their parcels to business uses more compatible with the Capitol District.

In summary, we feel that while a 5' reduction in height would be visually almost imperceptible in terms of the overall urban design objectives of the Capitol District, the practical negative impact of a 60' limit would be significant. We, therefore, recommend the retention of the 65' height limit in the "South Street Precinct".

Thank you for this opportunity to share this information.

FRANCIS S. ODA, AIA
for GROUP '70 LAB., INC.

DGP 9/76-2109

DEPARTMENT OF THE CORPORATION COUNSEL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



August 31, 1976

HARRY CHUNG
CORPORATION COUNSEL

DEPT. OF
GENERAL PLANNING
C & C HONOLULU

SEP 1 AM 11:03

RECEIVED

TO : GENE CONNELL, EXECUTIVE SECRETARY
PLANNING COMMISSION

FROM : CLAIRE M. MARUMOTO, DEPUTY CORPORATION COUNSEL

SUBJECT: CONCURRENT ZONE CHANGE AND CUP FOR AAUW PROPERTY
IN MAKIKI

This is in response to your letter of August 25, 1976, pursuant to our telephone conversation of same date, relating to the American Association of University Women [AAUW] property located at 1802 Keeaumoku Street, TMK: 2-4-25:2, zoned R-6 Residential. The Planning Commission has requested that a determination be made as to whether the AAUW building use is contrary to the Comprehensive Zoning Code [CZC], specifically CZC Sections 21-501(a) and 21-551.

Upon information obtained from the Building Department, it is our opinion that the AAUW building [the building] is not in violation of the CZC.

The issue turns on whether the building is a clubhouse. The report of the building inspector who investigated the property was that the building did not have the characteristics of a clubhouse and there was no indication of such use at the time of his inspection. While it is generally known that the AAUW uses the building for meetings, the building inspector's report, which also considered the absence of complaints concerning AAUW's use of the building, leads us to the conclusion that it is not a clubhouse and, therefore, it does not constitute an illegal use in relationship to its zoning.

TO: GENE CONNELL, EXECUTIVE
SECRETARY
PLANNING COMMISSION

-2-

August 31, 1976

We note that the building presently houses six residents. As a duplex dwelling, it may accommodate up to ten residents.*

In conclusion, we advise that at the present time the AAUW building is not deemed to be a clubhouse and, therefore, does not constitute an illegal use in its residential zone.

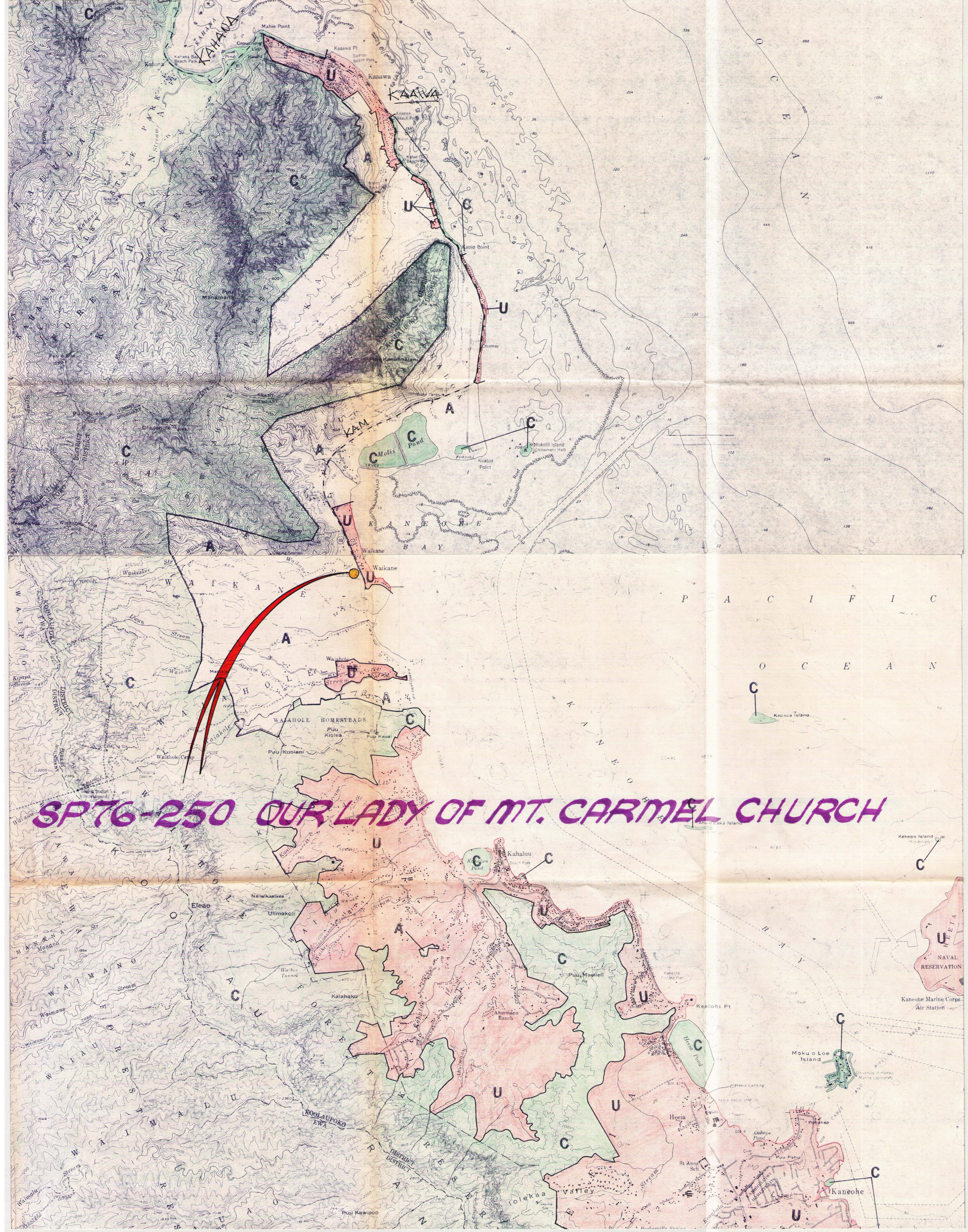
Claire M. Marumoto

CLAIRE M. MARUMOTO
Deputy Corporation Counsel

CMM:as

*You also requested that we characterize the use of the AAUW building. We consider the use to be primarily residential and any activity or organization is merely an incidental use.

9/3/76 - Juf
cc- DHU/Eng
Young/AAUW



SP76-250 OUR LADY OF MT. CARMEL CHURCH

168 26 1551
168 26
168 26
168 26

Dwg. No: 1634
By: L.H.H. Aug. 1933
Source: Tax Maps Bureau

PLAT 03

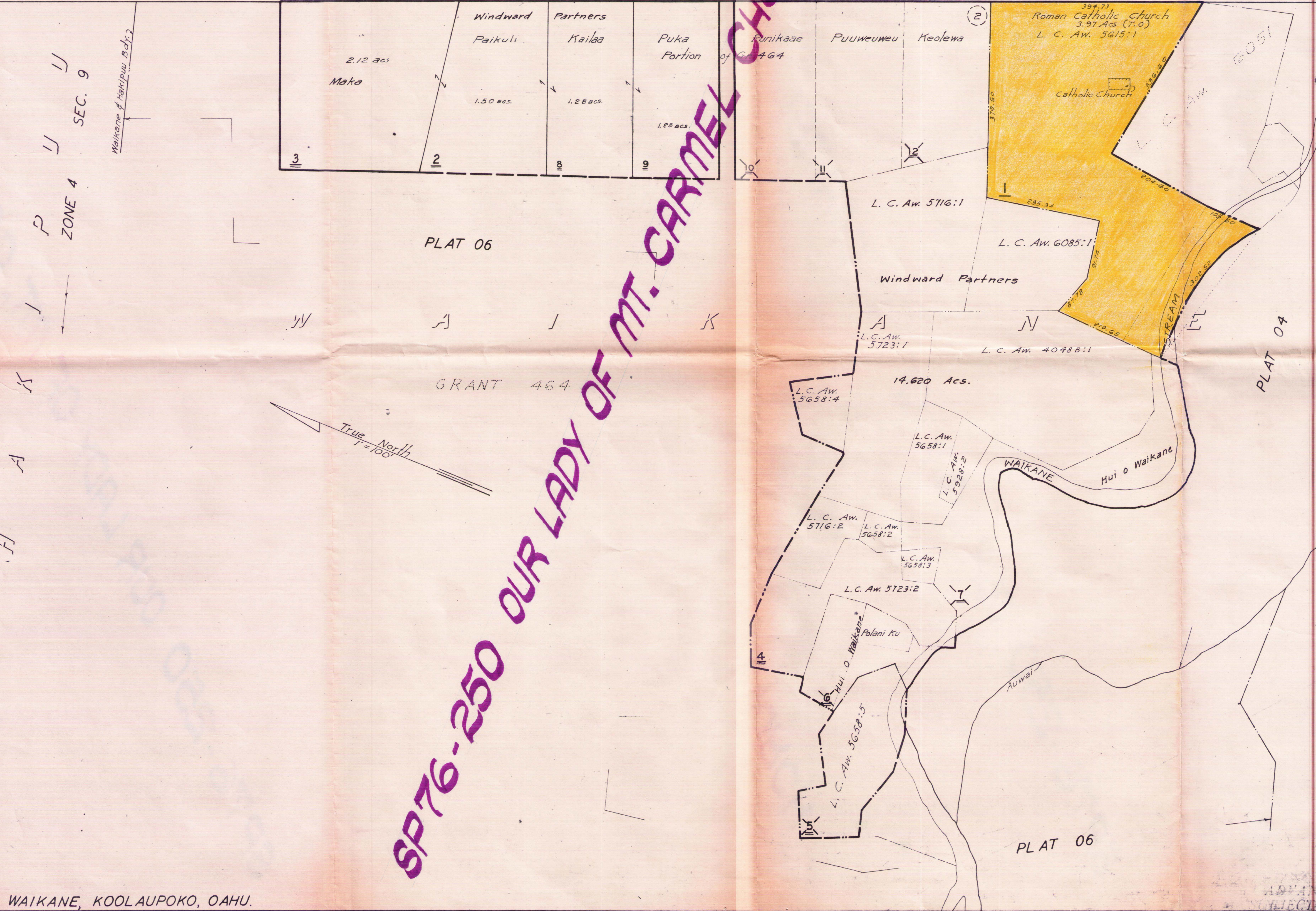
SP76-250 OUR LADY OF MT. CARMEL CHURCH

To Kahuku

KAMEHAMEHA

HIGHWAY

To Pali



NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current.
Administrative Directive 24-68 (Rev.) dated November 21, 1968

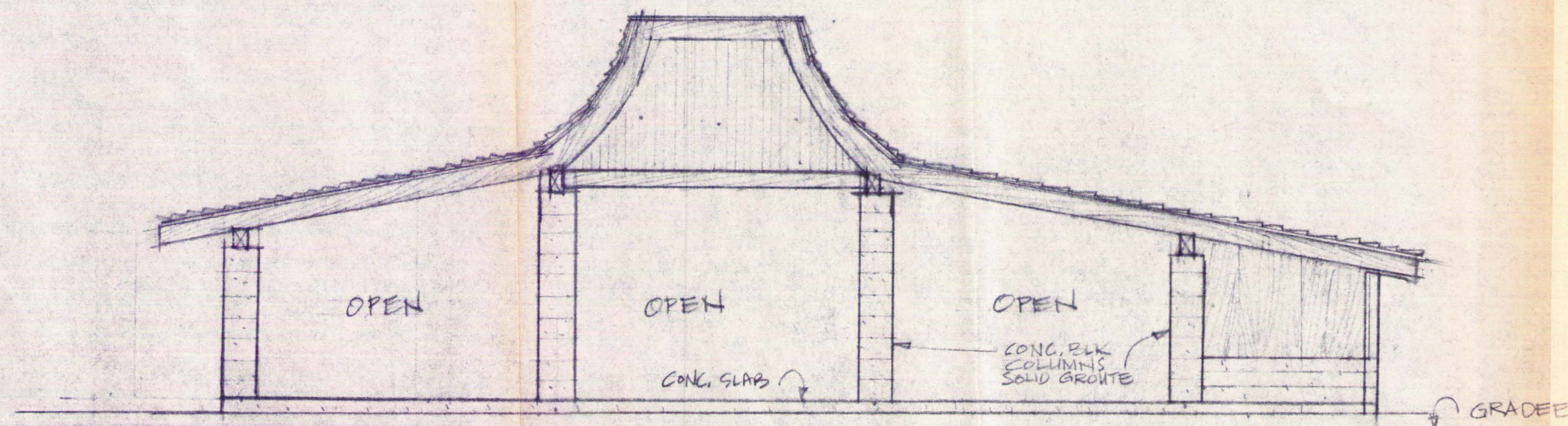
Parcels Dropped: 5, 6, 7, 10, 11, 12.

FIRST DIVISION	
ZONE	SEC. PLAT
4	8 05
CONTAINING 3 PARCELS	
SCALE: 1 in. = 100 ft.	

WAIKANE, KOOLAUPOKO, OAHU.

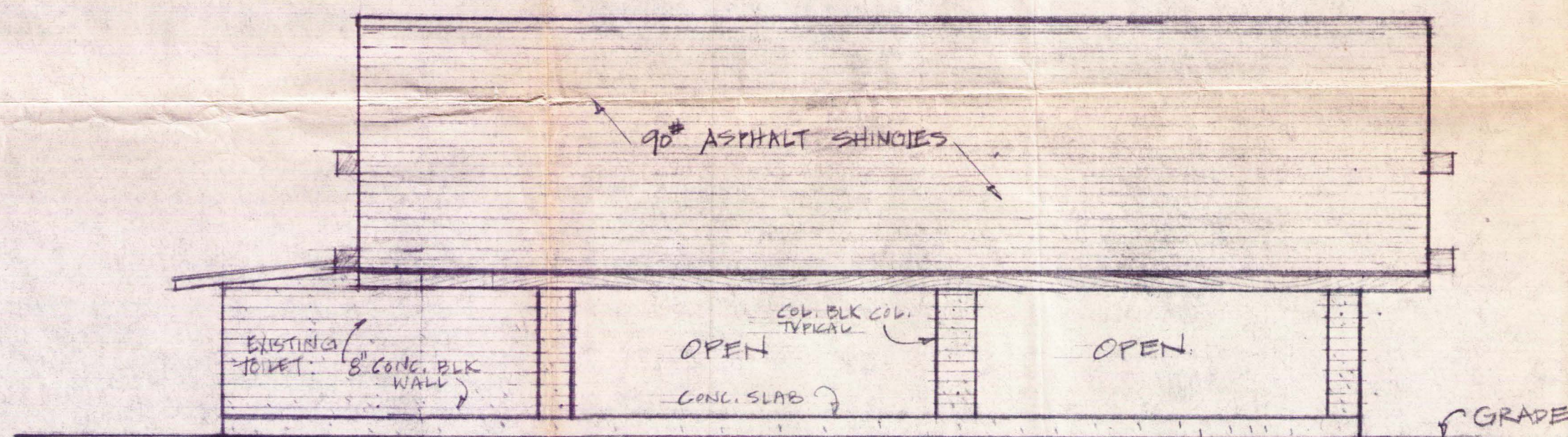
ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED OCT 12 1976



KAHUKU ELEVATION

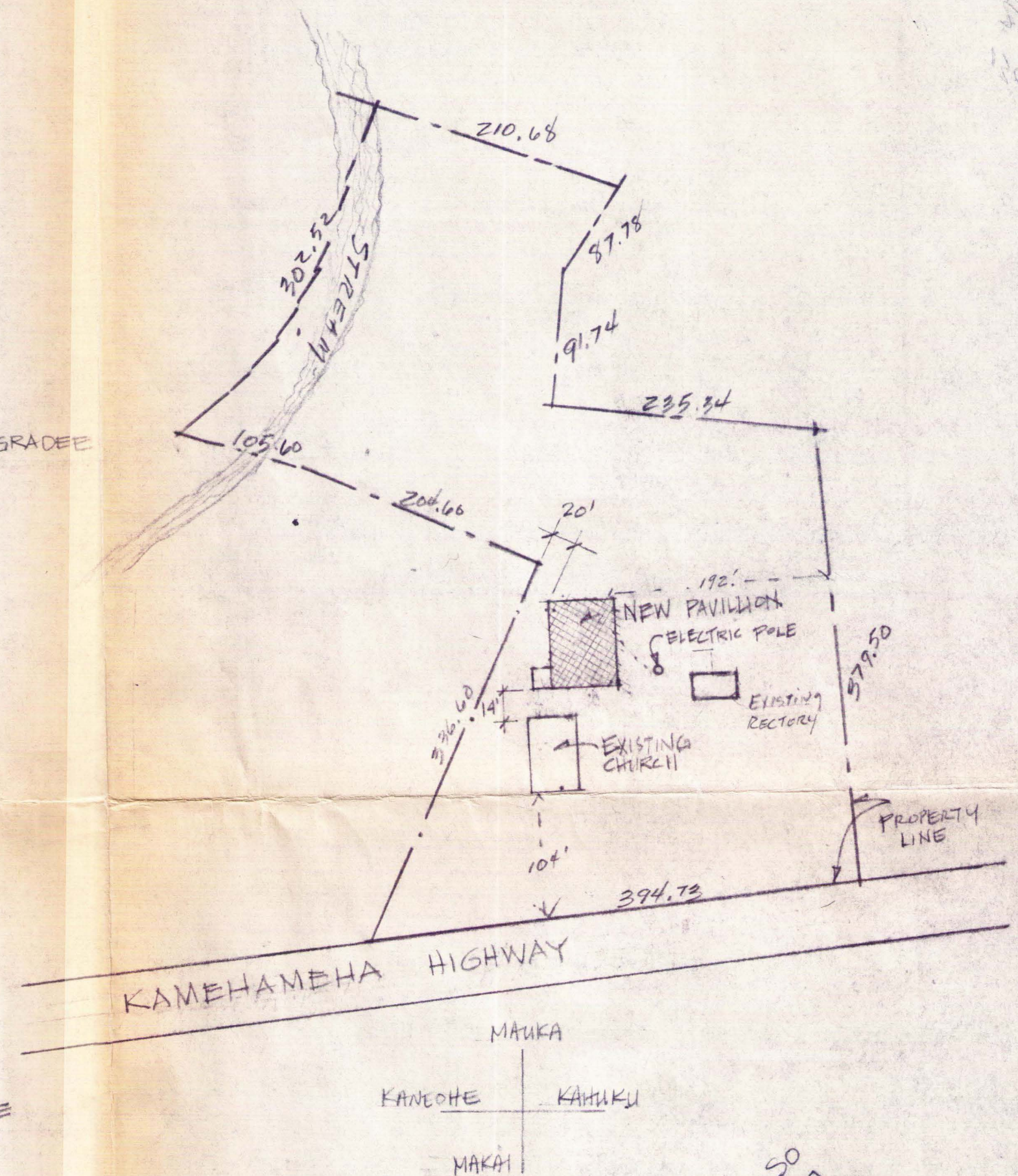
SCALE: 1/8" = 1'-0"



MAKAI ELEVATION

SCALE: 1/8" = 1'-0"

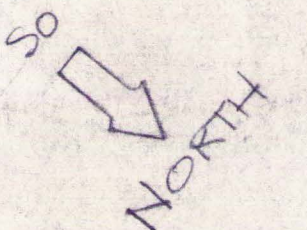
TABULATIONS	
LOT AREA	3.97 AC
NEW AREA	SQUARE FEET
PAVILLION	2880
KITCHEN	456
STORAGE	120
TOTAL	3456



PLOT PLAN

SCALE 1 INCH = 100 FT

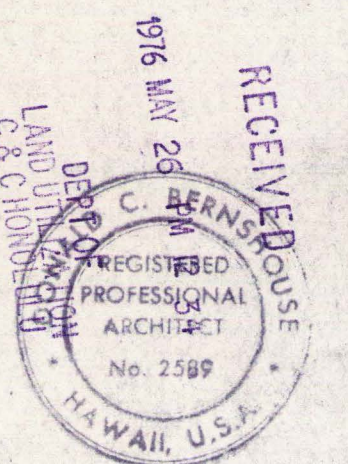
T.M.K. : 4-8-05-1



NO CHANGES OR ADDITIONS SHALL BE MADE TO THIS PROJECT WITHOUT AUTHORIZATION OF THE ARCHITECT.

DONALD BERNHOUSE, ARCHITECT
41-565A HIHIMANU STREET,
WAIMANALO, HAWAII 96795

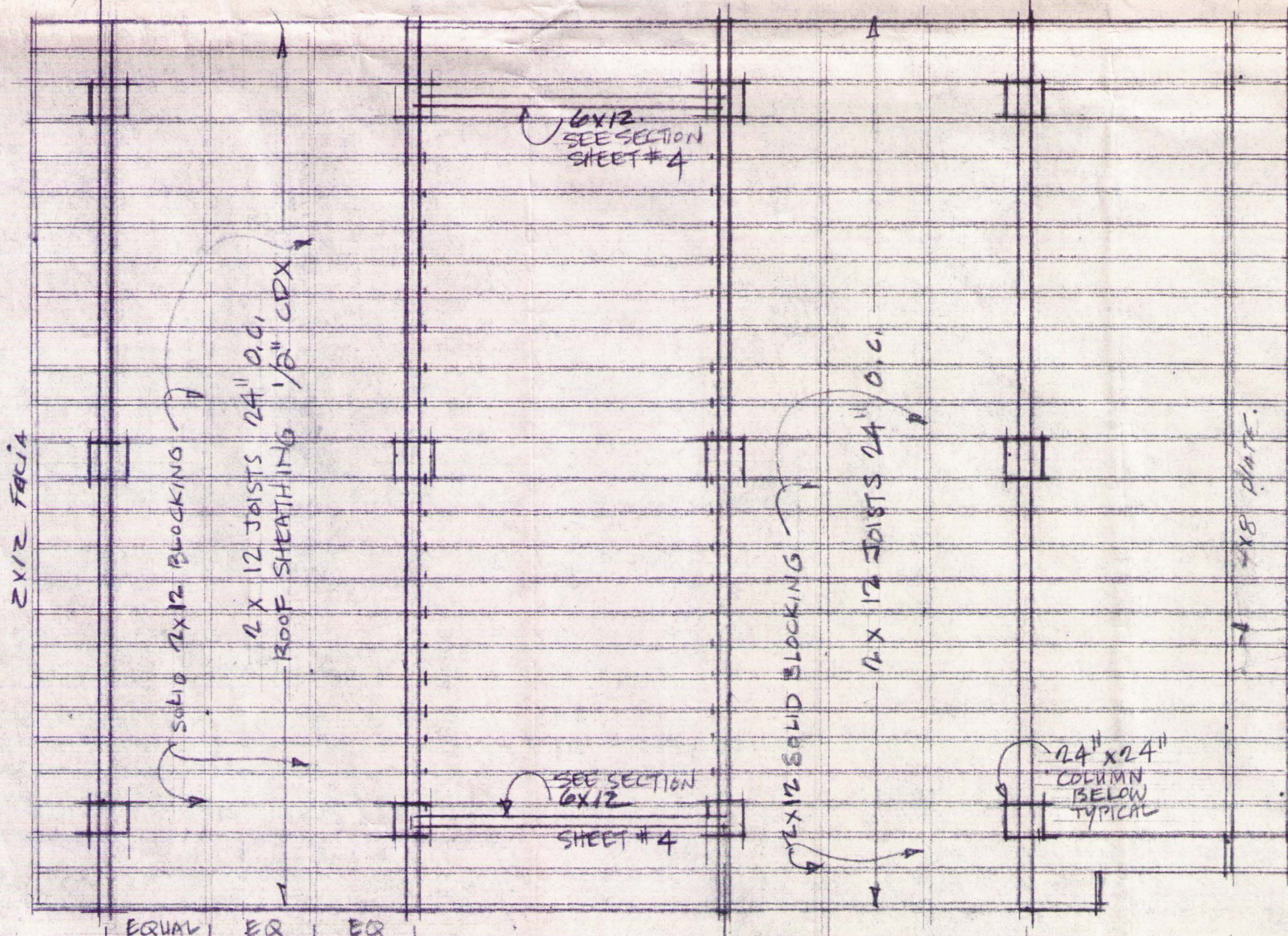
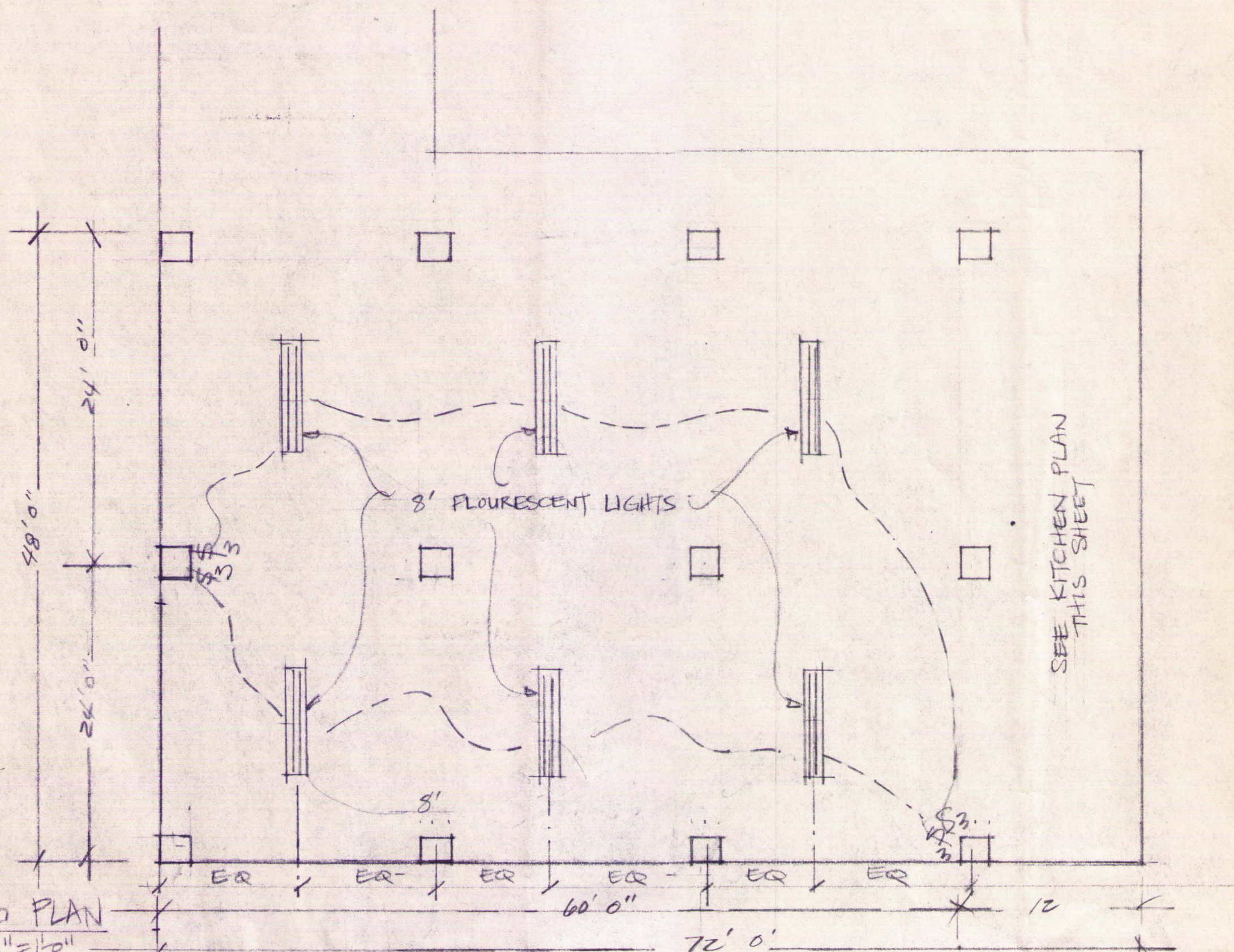
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII.



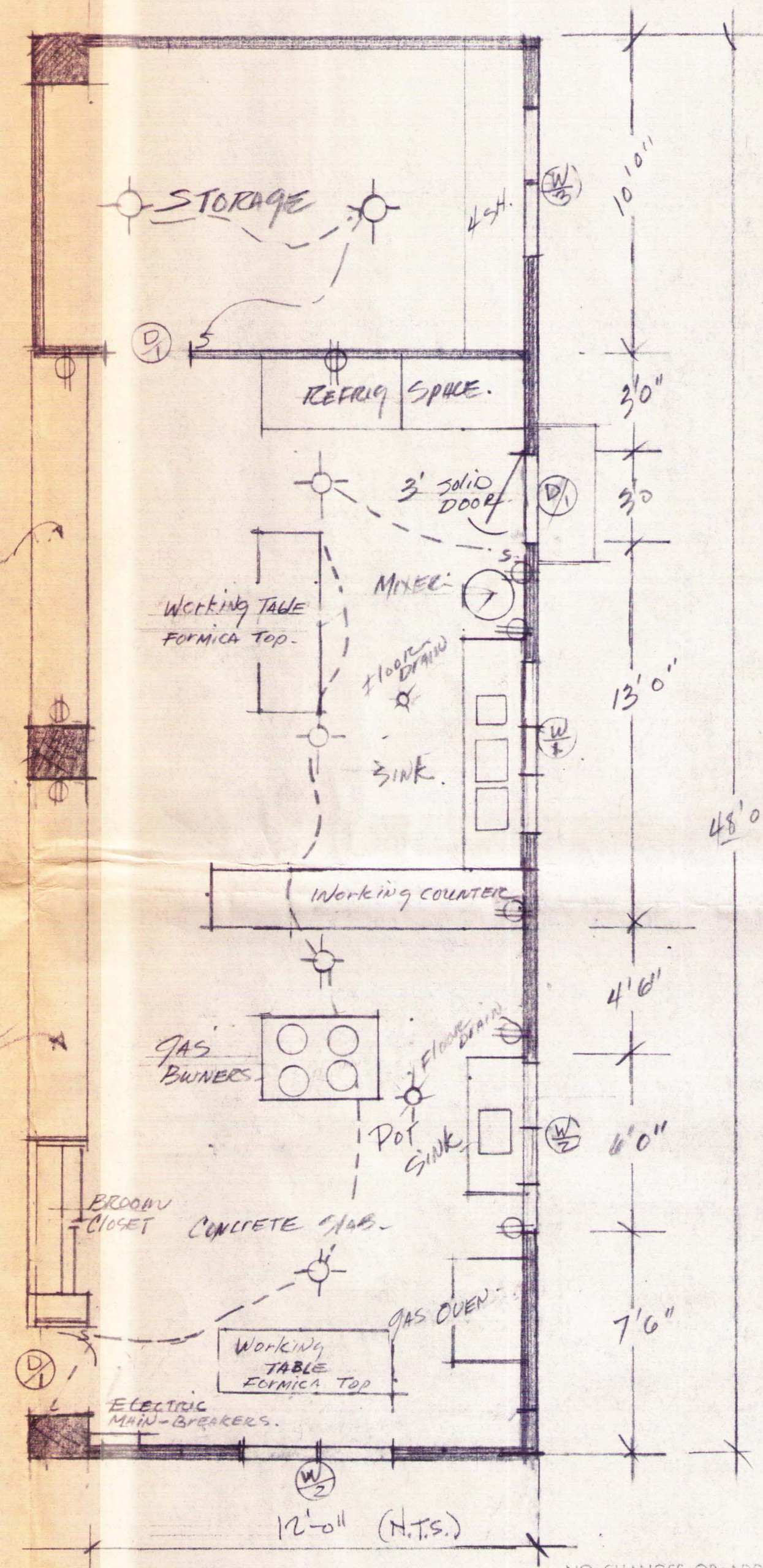
SHEET 1

NEW PAVILLION FOR OUR LADY OF MOUNT CARMEL CHURCH 48-402 KAM. HIGHWAY, WAIKANE OAHU, HI

LIGHTING PLAN
SCALE 1/8" = 1'-0"



FRAMING PLAN SCALE 1/8" = 1'-0"



KITCHEN FLOOR PLAN

SCALE: 1/4" = 1'-0"

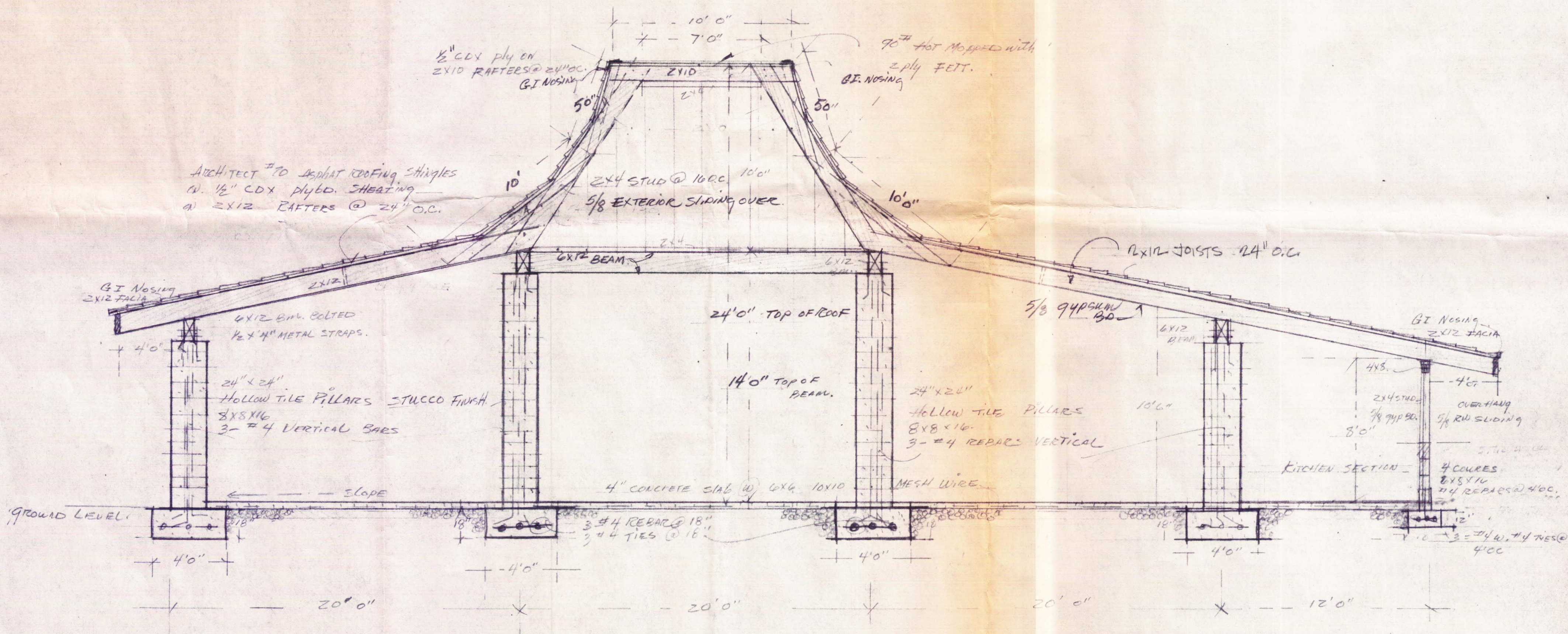
NO CHANGES OR ADDITIONS SHALL BE MADE TO THIS PROJECT WITHOUT AUTHORIZATION OF THE ARCHITECT.

DONALD BERNHOUSE, ARCHITECT
41-565A HIIMANU STREET
WAIMANALO, HAWAII 96795

SHT 3

NEW PAVILLION for
OUR LADY OF MOUNT CARMEL
WAIKANE - OAHU -





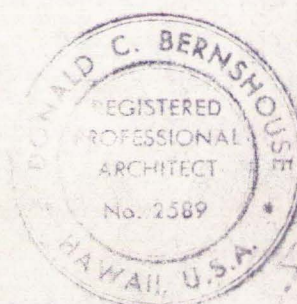
CROSS SECTION

SCALE 1/4" = 1'-0"

TYPICAL CROSS SECTION

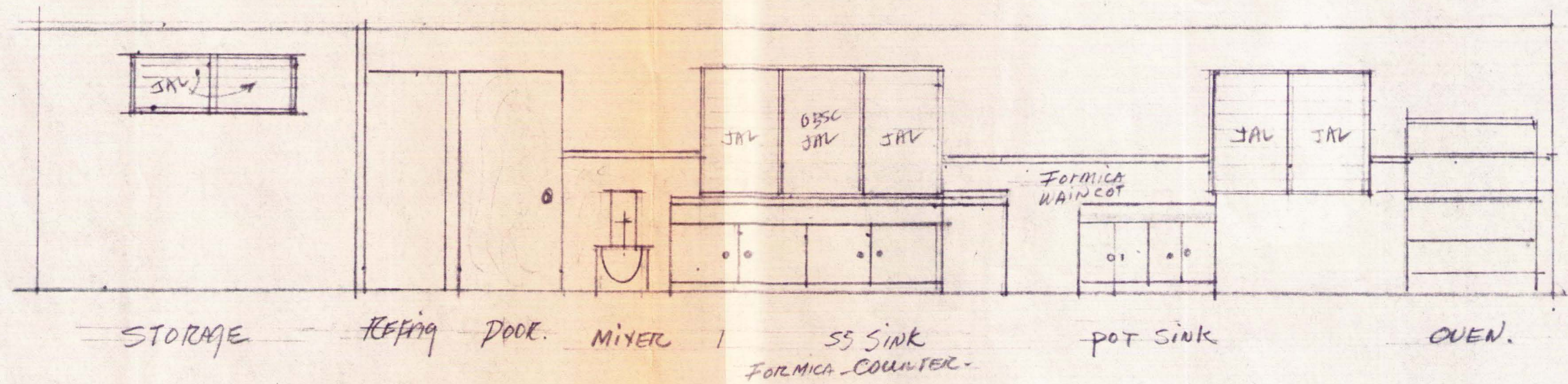
THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY SUPERVISION
SUPERVISION OF CONSTRUCTION
AS DEFINED IN SECTION 12 (1) OF
THE BOARD OF PROFESSIONAL EN-
GINEERS AND ARCHITECTS ACT
LAWS OF THE STATE OF HAWAII.

NOTE: CONTRACTOR TO CHECK AND
VERIFY ALL DIMENSIONS AT JOB
BEFORE PROCEEDING WITH WORK

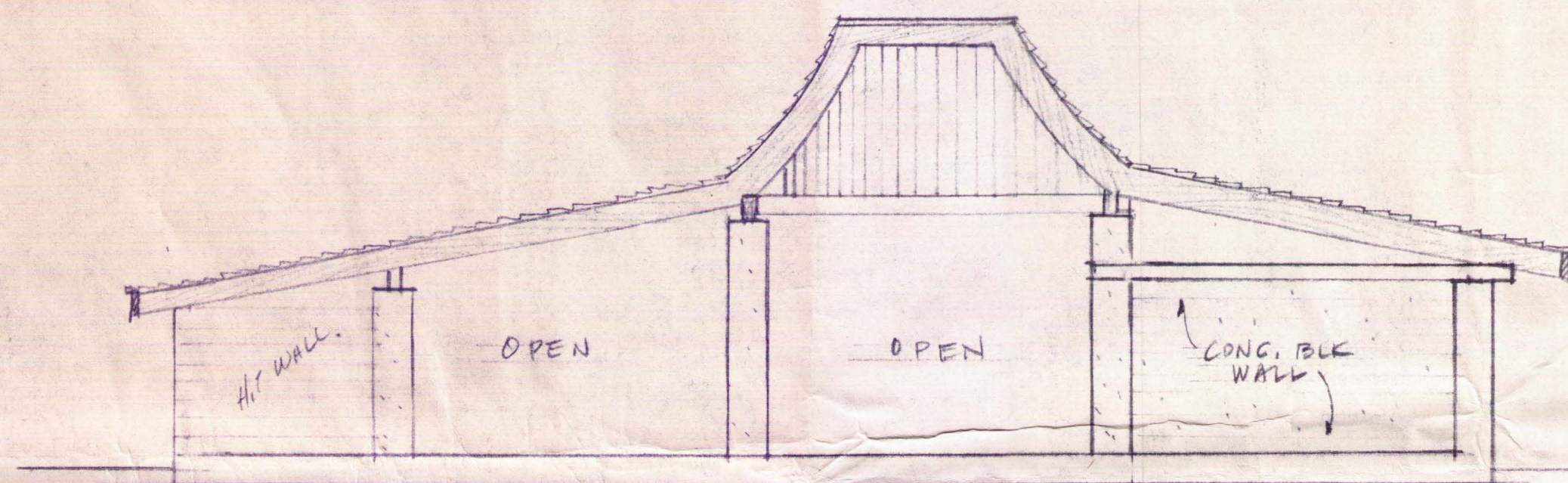


DONALD BERNSHOUSE, ARCHITECT
11-563A HIHIMANU STREET
WAIMANALO, HAWAII 96795

SHT. 4

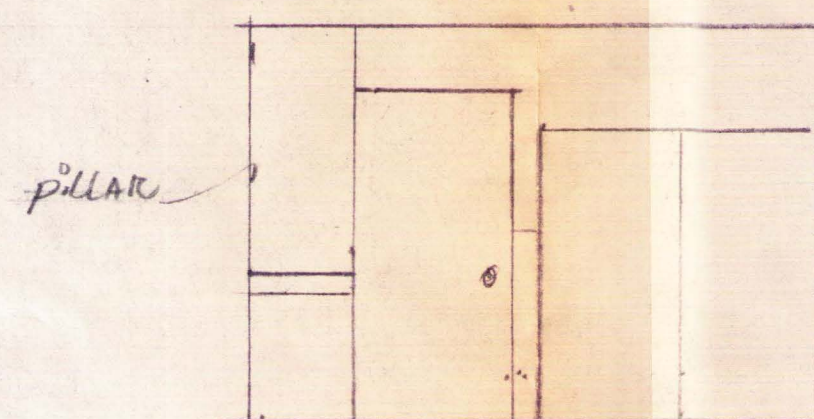


MAUKA KITCHEN ELEVATION SC. 1/4

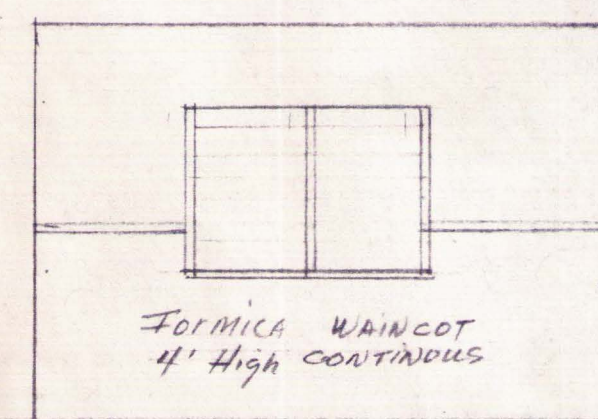


KANELOHE ELEVATION

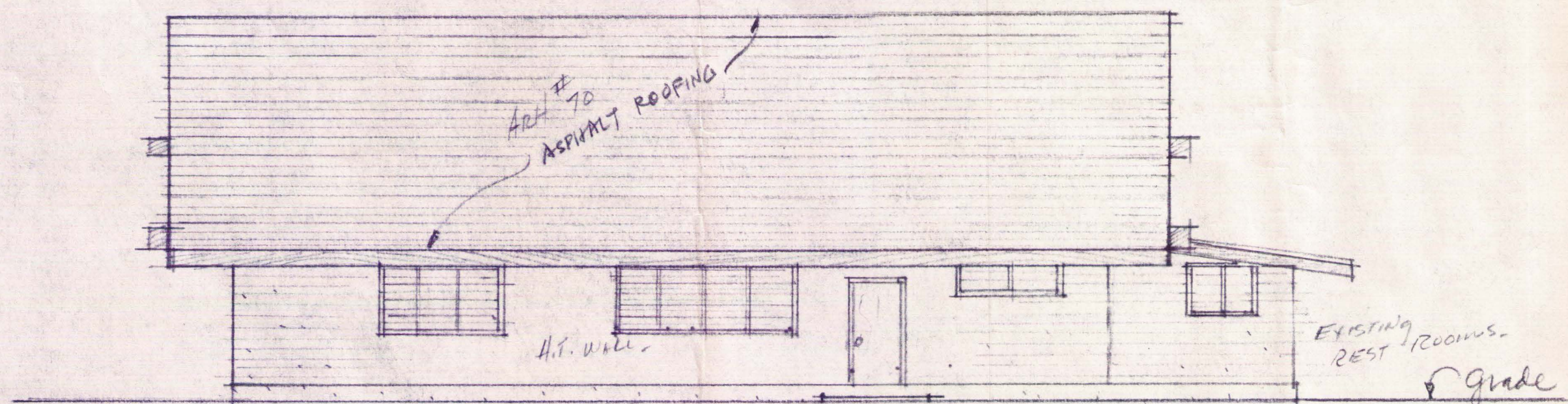
SCALE: 1/8" = 1'-0"



KANELOHE ELEVATION SC. 1/4

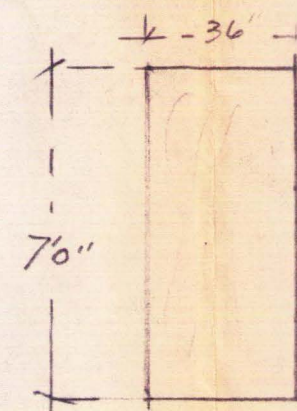
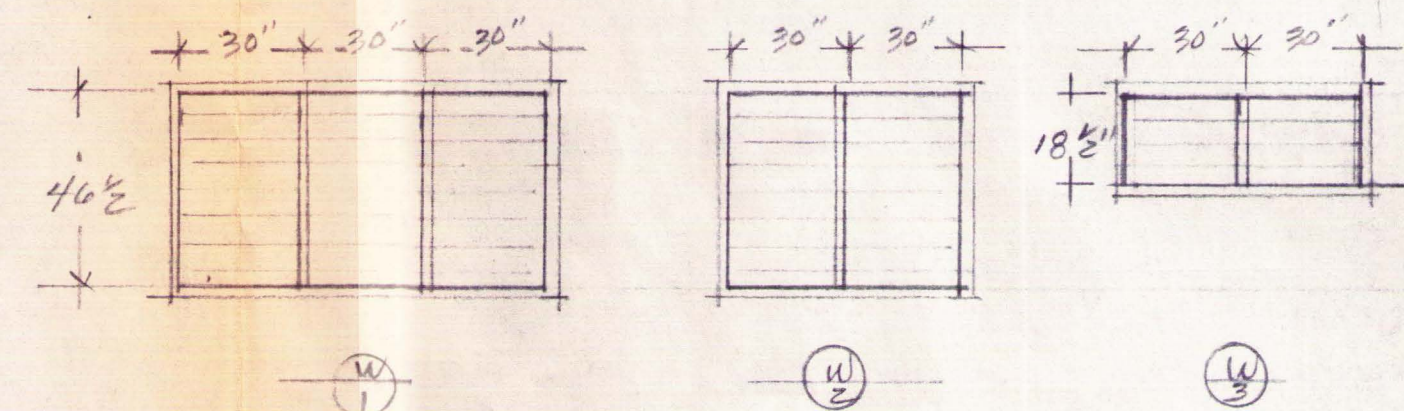


KAHUKU ELEVATION SC. 1/4



MAUKA ELEVATION

SCALE: 1/8" = 1'-0"



1 3/4 SOLID DOOR.

NO CHANGES OR ADDITIONS SHALL BE MADE TO THIS PROJECT WITHOUT AUTHORIZATION OF THE ARCHITECT

DONALD BERNHOUSE, ARCHITECT
41-563A HIHIMANU STREET
WAIMANALO, HAWAII 96793

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII.

NOTE: CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT JOBS BEFORE PROCEEDING WITH WORK.



NEW PAVILLION for
OUR LADY OF MOUNT CARMEL Church
43-422 KAM Hwy.
WAIKANE, Oahu
T.R. 4-8-05-1

SAT 5