[redacted]

SPECIAL PERMIT

Petition Received 10/31/77

Maps 11/21/77 OMS

Action Span 10/31 — 12/15/77

Action Date

Recordation 12/9/77 OMS

SP77-279 - NORTH SHORE CHRISTIAN FELLOWSHIP CORP. (Oahu)

December 6, 1977

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corp.
Sunset Beach, Haleiwa, Oahu 96712

Dear Mr. Stonebreaker:

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

EAGLE-A
TYPE-ERASE
25% COTTON FIBER USA

December 6, 1977

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

Attention: Mr. Eugene B. Connell, Executive Secretary
to the Planning Commission

Gentlemen:

At its meeting on December 2, 1977, the Land Use Commission voted to approve a Special Permit request by the North Shore Christian Fellowship Corporation, Oahu (SP77-279) to allow the establishment of a church complex on approximately 1.1 acres of land situated within the State Land Use Agricultural District at Sunset Beach, Oahu, Tax Map Key 5-9-16: 2 and 16.

Approval of this Special Permit is subject to the conditions as set forth by the City and County Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.
cc: North Shore Christian Fellowship Corporation
Ramon Duran, Acting Chief Planning Officer
Dept. of General Planning
George Moriguchi, Director, Dept. of Land Utilization
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
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Senate Conference Room 3
Second Floor, State Capitol
Honolulu, Hawaii

December 2, 1977 - 10:00 a.m.

Approved
APR 13 1978

COMMISSIONERS PRESENT: Stanley Sakahashi, Chairman
Charles Duke, Vice Chairman
James Carras
Shinsei Miyasato
Shinichi Nakagawa
Mitsuo Oura

COMMISSIONERS ABSENT: Colette Machado
Carol Whitesell
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Allan Kawada, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

ACTION

SP77-279 - NORTH SHORE CHRISTIAN FELLOWSHIP CORPORATION
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A CHURCH COMPLEX AT SUNSET BEACH, OAHU

Mr. Daniel Yasui, staff planner, pointed out the location of the subject parcel and oriented its location with various surrounding landmarks, and read the County's recommendations and conditions.

Mr. Yasui offered additional information with respect to access to the property, the uses within abutting and surrounding properties, etc.

Mr. Steve Davis, architect, representing the petitioner, clarified various points which were raised by the Commission in connection with the requested use and other existing activities around the neighborhood.

Vice Chairman Duke moved that the Special Permit be approved, subject to the conditions imposed by the City & County Planning Commission. The motion was seconded by Commissioner Nakagawa and unanimously carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP77-279 - North Shore Christian Fellowship Corp.

DATE December 2, 1977

PLACE Senate Conf. Rm. 3, 2nd Floor State Capitol Honolulu, Hawaii

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
~~MACHADO, COLETTE~~				X
~~WHITESELL, CAROL~~				X
M DUKE, CHARLES	X			
MIYASATO, SHINSEI	X			
CARRAS, JAMES	X			
S NAKAGAWA, SHINICHI	X			
OURA, MITSUO	X			
~~YANAI, EDWARD~~				X
SAKAHASHI, STANLEY	X			

Comments:

I move that we approve this application, subject to the conditions as set forth by the City & County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission December 2, 1977
10:00 a.m.

FROM: Staff

SUBJECT: SP77-279 - North Shore Christian Fellowship Corporation

The petitioner, North Shore Christian Fellowship Corporation, is requesting a Special Permit to allow the establishment of a church complex on approximately 1.1 acres of land situated within the State Land Use Agricultural District at Sunset Beach, Oahu, Tax Map Key 5-9-16: 2 and 16. The subject property is located just mauka of Kamehameha Highway in the vicinity of the Sunset Beach Store (see attached map).

The proposed church complex is to include a 250 seat sanctuary, an office, multi-purpose room, classrooms, play area, parking area for 56 cars and a pastor's residence.

In support of the request, the petitioner has in part stated the following:

"1. The proposed church use will not be contrary to the objectives of the Land Use Law and Regulations, i.e., 'to preserve, protect and encourage the development of land in the State for those uses to which these lands are best suited.' (Sec. 1-2). We will show in point #5 that the land is not well suited to agricultural use and, in that 'certain unusual and reasonable' uses may be permitted within an agricultural district, we submit that church use on this land is both reasonable and not contrary to State Land Use Law objectives.

"2. The use of this land as a church would not adversely affect the surrounding property.

"3. Public agencies would not be unreasonably burdened to provide any of the following: roads and streets, in that access to the site will be provided by the church from the already well maintained and adequate highway; sewers, in that an on-site disposal system will be provided by the church; water, in that an adequate water main is located at the

highway and a connection and meter can easily be installed there; drainage, in that the increased runoff can easily be handled; school improvement will not be required; police protection, will not be unreasonably burdened; and fire protection for the site is adequately provided by the existing system. We have contacted the following agencies and they have confirmed on a preliminary basis that existing services would not be unreasonably burdened:

City and County Department of Public Works - Sewer Division; State Department of Health; Board of Water Supply; HECO.

"4. In recent years the North Shore Christian Fellowship has grown from a small congregation meeting in a Huelo Street house across the highway from the property to a group of over a hundred now renting a nearby church at inconvenient hours. The need within the Sunset Beach area for a new church has been clearly demonstrated by this continued growth. An 'unusual condition' of the proposed church site is that it has become nearly surrounded by urban uses. The housing to the North and East in the Urban District, the COMSAT Station to the South by Special Use permit. Other use within the Agriculture District include the following:

the Sunset Beach Store on 5-9-16: 4, the Jehovah Witness' Church on 5-9-16: 9, Kammie's Market and Restaurant on 5-9-14: 16 and a 'shopping center' on 5-9-13: 20 (by Special Use Permit.) The 'trend' of the whole area below the COMSAT Station is toward a normal residential community with a mix of housing and commercial uses within which the proposed church is quite 'at home'.

"5. The land is unsuited for the uses permitted within the district. According to the SOIL SURVEY OF ISLAND OF OAHU by the U.S. Department of Agriculture Soil Conservation Service (1972) and verified by site inspection with a Soils' Engineer, the soil on the site is as follows: the lower 1/2 of the site is Kaena Clay, brown variant (KaC) - capability classification IIIw if irrigated, IVw if non-irrigated; the upper 1/2 of the site is Kaena very stony clay (KaeC) - capability classification is VIs, non-irrigated. There are major rock outcroppings over the upper half of the site and many rocks and boulders throughout the site. The site is unsuited for agricultural use.

"Therefore, in conclusion, we submit that the site is well suited for the proposed use and request your consideration."

The subject property is presently vacant. Lands makai of Kamehameha Highway and to the Kahuku side of the subject site are in residential use, while lands to the Pupukea side are either vacant or utilized for limited agricultural, commercial, and residential uses.

The County's Detailed Land Use Map designates the subject property for residential use. The zoning designation is AG-1 Restricted Agricultural.

Pertinent comments from governmental agencies:

1. Department of Transportation Services

"We have no objections to the request for a State Special Use Permit for church use in the State Agriculture District. Access to the site should be upgraded to provide two lanes of traffic.

"Since Kamehameha Highway is under the jurisdiction of the State Department of Transportation, this request should also be referred to them for their review and comment."

2. Board of Water Supply

"We have no objections to this Special Use Permit for church use.

"For this development:

1. The developer must extend adequate main and provide fire protection.

2. Cesspools or disposal wells shall not be deeper than 20 feet measured from existing grade.

3. Ground disposal facilities shall be located as close to Kamehameha Highway as the State Department of Health Regulations (Chapter 38) will allow."

3. Department of Public Works

"We have the following comments on the proposed State Special Use Permit for Church use in the State Agriculture District:

"Drainage: The proposed use will have no impact on the existing drainage.

"Sanitary Sewers: Public sewers are not available to service the proposed development."

4. Department of Health

"The subsoil formation in this area and outlying districts are relatively poor for sewage disposal by cesspools. Secondary treatment with effluent wells are recommended. The adjacent residential developments (Sea View Estates and Sunset Boulevard Development Housing) are served by a Sewage Treatment Plant. With respect to noise pollution, noise from agricultural activities may have an adverse impact on the church activities."

5. U.S. Soil Conservation Service

"The lower half of the site is Kaena Clay (KaC) and the upper half is Kaena very stony clay (KaeC). The lower half is somewhat suited for agriculture. The upper half is poorly suited for agriculture."

Other cooperating agencies including the Fire Department, Department of Transportation and Department of Agriculture had no objections to the subject permit request.

In its evaluation of the permit request the Department of Land Utilization found that:

"A basic objective of the Land Use Law is to preserve lands in the agricultural districts for agricultural uses. This general portion of Oahu's agricultural district lands is in only limited agricultural use. It is not an active farming area such as those found on the Waianae Coast and Central Oahu. For this reason, the Department of Agriculture is not opposed to the church use proposal. Although the land could be used for small scale agriculture, most of the land in this area is not in such use. The church use is not out of character with the rural-type uses in the vicinity.

"As noted above the proposed church use will not be incompatible with the surrounding uses. No objections were voiced at the public meeting or in response to surrounding property owners notification. Because this site is so close to the residential districts of Sunset Beach and because the agricultural district here is not used extensively for active agriculture, it is not felt that the proposed church use will act as an urban intrusion which will threaten the viability of the agricultural lands in the area.

"Our government agency review confirms that facilities and services are adequate to support the proposed use.

"The population of the North Shore has grown over the years contributing to the demand for community-oriented activities such as a church.

"The Soil Conservation Service considers that this is not prime agricultural land. They indicate that it is somewhat suited

for agriculture in part and partly poorly suited for agriculture.

"The driveway parcel (Tax Map Key 5-9-16: 6) leading to the church site (Parcel 2) lies within the Special Management Area established by the Shoreline Protection Ordinance No. 4529. The only development proposed on this parcel and in the Special Management Area will be the paving of the driveway and the installation of underground water service to the site. A 'Minor Permit' for work under $25,000 in value within the Special Management Area has been granted by the Department of Land Utilization on August 2, 1977."

The Department of Land Utilization recommended approval of the permit request based upon the following conclusions:

"1. The construction of the church in this area will not constitute a threat to the viability and potential of agricultural land near it and is not contrary to the objectives of the Land Use Law.

"2. The residents of the area appear to be in support of the proposed use of this site. No objections to it have been raised.

"3. Water and access facilities and services are adequate to support the proposal and they will not be unreasonably burdened by it.

"4. Sewage disposal facilities will be constructed in compliance with requirements of the Department of Health.

"5. The design of the proposed structures will not be out of character of the neighborhood.

"6. Churches are permitted uses in agricultural zones on Oahu under the Comprehensive Zoning Code.

"7. The proposal qualifies as an 'unusual and reasonable' use under the provisions of the Land Use Law."

On June 14, 1977, prior to the scheduled public hearing, the Department of Land Utilization conducted an evening Public Information Meeting at the Sunset Beach Elementary School to discuss this permit request. At that time no objections to the request were received.

At the subsequent public hearing held by the City Planning Commission on August 16, 1977, a representative of the applicant was available to answer any questions regarding the permit request. There were no questions from the Planning Commission, nor any testimony in opposition to the request. The minutes of the August 16, 1977 hearing have been attached for the Commission's information.

On September 20, 1977, the Planning Commission voted to approve the Special Permit subject to the following conditions as recommended by the Department of Land Utilization:

"1. The Special Permit shall be for church use of the subject property permitting the church and customary accessory uses.

"2. The submitted site plan marked Exhibit 'A' shall be part of the permit and all improvements shall conform to the Exhibit.

"3. The applicant shall comply with all requirements of the Department of Health relative to sewage disposal and noise standards, and with all other government regulations applicable to this development.

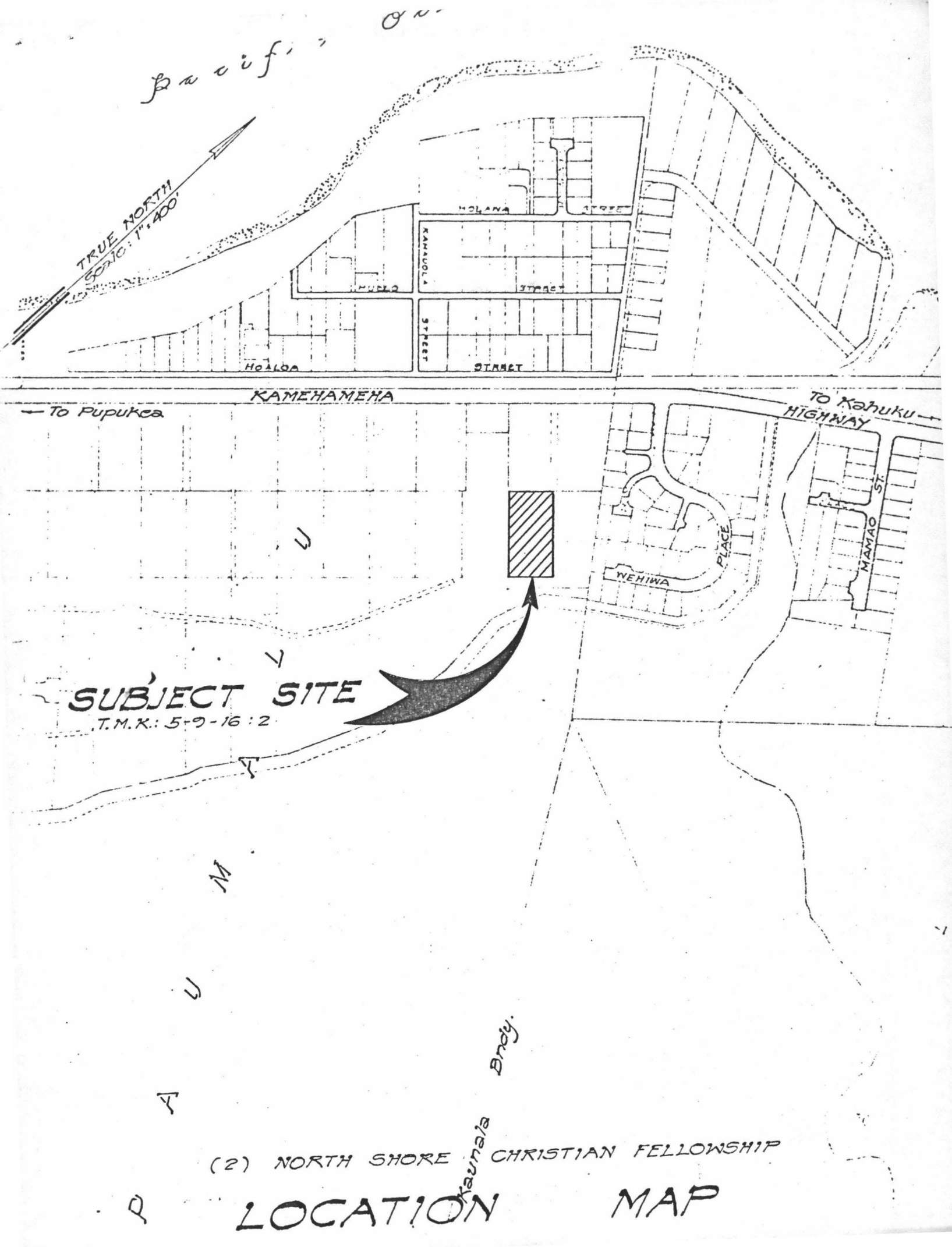
"4. Within one year after approval of the Special Permit by the State Land Use Commission, the applicant shall obtain a building permit for the pavilion in compliance with Building Code requirements. The Director of Land Utilization may extend the time limit if he deems that unusual circumstances warrant the granting of such an extension.

"5. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive convenants running with the land.

"6. 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.

"7. 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.

"8. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence."



(2) NORTH SHORE CHRISTIAN FELLOWSHIP

LOCATION MAP

Meeting of the Planning Commission
Minutes
August 16, 1977

The Planning Commission held a meeting on Tuesday, August 16, 1977 at 1:30 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:	Randall Kamiya, Chairman Charles Izumoto Marion Kagan Jacquelene Lee Charles Sarber Gertrude Zane
ABSENT:	Ned Wiederholt, Vice Chairman Yuklin Kuna
DEPARTMENT REPRESENTATIVES:	Robert R. Way, Chief Planning Officer Eugene B. Connell, Executive Secretary Bill Ducheck, Assistant Director, Design Henry Eng, Staff Planner Roger Harris, Staff Planner Gerald Henniger, Staff Planner Ben Lee, Staff Planner
MINUTES:	The minutes of July 19, 1977 were approved, on motion by Mr. Izumoto, seconded by Mrs. Zane and carried.
DEVELOPMENT PLAN WORK PROGRAM REPORT BY CHIEF PLANNING OFFICER	MOTION: The Commission voted to include on its agenda for consideration at this point of the meeting, a report by Mr. Way of the Development Plan Work Program (copy attached).

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

AYES - Izumoto, Kagan, Kamiya, Lee, Sarber, Zane
NAYES - None
ABSENT - Kuna, Wiederholt

There were no questions or discussion following Mr. Way's presentation.

PUBLIC HEARING SPECIAL USE PERMIT (CHURCH COMPLEX IN AN AGRICULTURAL DISTRICT) SUNSET BEACH NORTH SHORE CHRISTIAN FELLOWSHIP AGENT: ARCHITECTS HAWAII, LTD. (FILE #77/SUP-5 RH)	A public hearing was held to consider a request for a State Special Use Permit to permit construction of a church complex in an Agricultural District near the Sunset Beach store, Tax Map Key: 5-9-16: 2 & 16. Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Roger Harris presented the Director's report recommending approval of the request.

QUESTION OF STAFF

Questioned by the Commission, Mr. Harris stated that the applicant has no objections to the proposed conditions.

TESTIMONY IN SUPPORT

Mr. Steve Davis, Architect, offered to respond to any questions the Commission might have.

There were no questions from the Commission.

TESTIMONY AGAINST

None

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

The matter was deferred for a statutory period of 15 days to the next Commission meeting on September 13, 1977.

PUBLIC HEARING ZONE CHANGE B-2 COMMUNITY BUSINESS TO B-3 BUSINESS-RESIDENTIAL MOILIILI INITIATED BY CITY COUNCIL (FILE #77/Z-11 GH)	A public hearing was held to consider a request for a change in zoning from B-2 Community Business District to B-3 Business-Residential District (Planning and Zoning Committee Report No. 817, April 20, 1977) of approximately 29 acres of land situated in Moiliili (King, McCully, Beretania, Isenberg Streets), Tax Map Keys: 2-8-03 and 2-8-04; portions of 2-8-08 and 2-8-09.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Gerald Henniger presented the Director's report recommending approval of the request.

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

TESTIMONY IN SUPPORT

Attorney Bernard Sato representing the South Young Street Residents Association Steering Committee stated that the proposal will benefit the community because residential and apartment landowners will be able to repair their structures without disruption in businesses already established.

Questioned by the Commission as to whether residents are financially willing and able to repair, Mr. Sato stated that the

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

November 16, 1977

Mr. Ramon Duran
Acting Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

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

Please note that petition

SP77-279 - North Shore Christian Fellowship Corporation

will be **acted on** at that time.

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

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

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

November 16, 1977

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corporation
Sunset Beach, Haleiwa, Oahu 96712

Dear Mr. Stonebreaker:

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

Please note that petition

SP77-279 - North Shore Christian Fellowship Corporation

will be acted on at that time.

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

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

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

November 16, 1977

Architects Hawaii Ltd.
#300, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

Dear **Sirs:**

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

Please note that petition

SP77-279 - North Shore Christian Fellowship Corporation

will be **acted on** at that time.

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

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

December 2, 1977 - 10:00 a.m.
Senate Conference Room 3
Second Floor, State Capitol
Honolulu, Hawaii

A G E N D A

I. ACTION

1. SP77-279 - North Shore Christian Fellowship Corporation

To allow the establishment of a church complex on approximately 1.1 acres of land situated within the State Land Use Agricultural District at Sunset Beach, Oahu.

2. SP77-281 - Avis Rent-A-Car System, Inc.

To allow the establishment of a car rental operation on approximately one (1) acre of land situated within the State Land Use Agricultural District at Hoolehua, Molokai.

3. SP77-282 - County of Hawaii, Department of Public Works

To allow the establishment of a baseyard use on approximately 1.8 acres of land situated within the State Land Use Agricultural District at Lalamilo, South Kohala, Hawaii.

4. SP77-283 - Kona Palisades Estates Community Association

To allow the establishment of a community recreational center on approximately .51 acres of land situated within the State Land Use Agricultural District at Kalaoa 5th, North Kona, Hawaii.

II. MISCELLANEOUS

1. Adoption of Minutes JUL 14 1977 JUL 27 1977

2. Meeting Schedule

11/16/77 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS 2. OAHU 3. MOLOKAI 4. HAWAII

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

SP77-279

77/SUP-5 (RH)

LAND USE COMMISSION
STATE OF HAWAII
OCT 31 7 51 AM '77

October 25, 1977

Mr. Stanley Sakahashi, Chairman
State Land Use Commission
P. O. Box M
Hanapepe, Kauai 96716

Dear Mr. Sakahashi:

Planning Commission Recommendation
REQUEST FOR A STATE LAND USE COMMISSION SPECIAL USE PERMIT FOR CHURCH USE IN THE AGRICULTURAL DISTRICT AT SUNSET BEACH, OAHU -- 77/SUP-5 (RH)

Applicant:	North Shore Christian Fellowship Corp.
Agent:	Architects Hawaii Ltd.
Landowner:	North Shore Christian Fellowship Corp.
Location:	Near Sunset Beach store
Tax Map Key:	5-9-16: 2 & 16
Area:	1.1 acres

The Planning Commission of the City and County of Honolulu held a public hearing on the State Special Use Permit application of the North Shore Christian Fellowship Church on August 16, 1977. The applicant requested a permit to construct a church complex containing a 250-seat sanctuary, an office, multi-purpose room, classrooms, play area, parking for 56 cars, and a parsonage.

The Planning Commission received the report, analysis and recommendation prepared by the Director of the City Department of Land Utilization at the public hearing on August 16, 1977. This report, dated August 3, 1977, is attached and marked Exhibit I.

No public testimony against the project was presented to the Commission.

The Planning Commission closed the public hearing on August 16, 1977 and deferred action until the 15-day statutory requirement was met.

At a special meeting on September 20, 1977 the Planning Commission accepted the report, analysis and recommendation of the Director of Land Utilization and voted to recommend approval of the Special Use Permit application of the North Shore Christian Fellowship Corp. subject to the conditions outlined in the Director's report, pages 10 and 11.

Attached are the Planning Commission minutes related to the subject application, the Director's report, and the submitted site plan.

Sincerely,

EUGENE B. CONNELL
Executive Secretary
to the Planning Commission

FORWARDED:

RAMON DURAN
Acting Chief Planning Officer

EBC:mk

Attachments:
- Site Plan
- Application
- Exhibit I--Report 8/3/77
- Comments - City Agencies
- Minutes - 8/16 - 9/13 - 9/20/77
- Supportive material

cc:
- Tatsuo Fujimoto
- Daniel Yasui

LU5/77-1630
77/SUP-5 Ctr

This space for official use

Date Application and Fee Received by LUC _____

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

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 _____, for the following described purpose: CHURCH AND ACCESSORY FACILITIES

LAND USE COMMISSION
STATE OF HAWAII
OCT 31 7 51 AM '77

Description of property:

5·9·16:2 & 16

Petitioner's interest in subject property:

AGREEMENT OF SALE

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

SEE ATTACHED LETTER

Signature(s) _____

_____

_____

Address: _____

Telephone: _____

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) _____

RECEIVED

1977 MAY 6 PM 2 16

DEPT OF
LAND UTILIZATION
C & C HONOLULU

May 8, 1977

State of Hawaii
Land Use Commission
Kamamalu Building
P.O. Box 2359
Honolulu, HI 96804

Dear Sir,

1.102 Acres

We hereby respectfully request approval for a special permit to construct a new church facility for church use and related functions on property TMK: 5-9-16:2 with access on TMK: 5-9-16:16.

Both parcels are situated in the Agriculture district and the access parcel is within the S.M.A.. (Please note that the only development within the S.M.A. will be the paving of the access drive and the installation of underground water service to the site.)

The following 5 point answer to the "Tests to be applied" outlined in Part V Section 2:

1. The proposed church use will not be contrary to the objectives of the Land Use Law and Regulations, i.e., "to preserve, protect and encourage the development of land in the State for those uses to which these lands are best suited." (Sec. 1-2). We will show in point #5 that the land is not well suited to agricultural use and,in that "certain unusual and reasonable" uses may be permitted within an agricultural district, we submit that church use on this land is both reasonable and not contrary to State Land Use Law objectives.

2. The use of this land as a church would not adversely affect the surrounding property.

3. Public agencies would not be unreasonably burdened to provide any of the following: roads and streets, in that access to the site will be provided by the church from the already well maintained and adequate highway; sewers, in that an on-site disposal system will be provided by the church; water, in that an adequate water main is located at the highway and a connection and meter can easily be installed there; drainage, in that the increased runoff can easily be handled; school improvement will not be required; police protection, will not be unreasonably burdened; and fire protection for the site is adequately provided by the existing system. We have contacted the following agencies and they have confirmed on a preliminary basis that existing services would not be unreasonably burdened:

ARCHITECTS
HAWAII LTD.

Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Suite 300
Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813
Telephone (808) 537-1961

Cyril W. Lemmon FAIA
Founder, Emeritus

Douglas W. Freeth AIA
Principal 1946-75

Associates:
Eric G. Engstrom
Alvin M. Yoshimori AIA

ARCHITECTS
HAWAII LTD.

Architecture
Planning
Interior Design
Graphic Design

Suite 300
Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813
Telephone (808) 537-1961

City and County Department of Public Works - Sewer Division; State Department of Health; Board of Water Supply; HECO.

4. In recent years the North Shore Christian Fellowship has grown from a small congregation meeting in a Huelo Street house across the highway from the property to a group of over a hundred now renting a nearby church at inconvenient hours. The need within the Sunset Beach area for a new church has been clearly demonstrated by this continued growth. An "unusual condition" of the proposed church site is that it has become nearly surrounded by urban uses. The housing to the North and East in the Urban District, the COMSAT Station to the South by Special Use permit. Other use within the Agriculture District include the following: the Sunset Beach Store on 5-9-16:4, the Jehovah Witness' Church on 5-9-16:9, Kammie's Market and Restaurant on 5-9-14:16 and a "shopping center" on 5-9-13:20 (by Special Use permit.) The "trend" of the whole area below the COMSAT Station is toward a normal residential community with a mix of housing and commercial uses within which the proposed church is quite "at home".

5. The land is unsuited for the uses permitted within the district. According to the SOIL SURVEY OF ISLAND OF OAHU by the U.S. Department of Agriculture Soil Conservation Service (1972) and verified by site inspection with a Soils Engineer, the soil on the site is as follows: the lower 1/2 of the site is Kaena Clay, brown variant (KaC) - capability classification IIIw if irrigated, IVw if non-irrigated; the upper 1/2 of the site is Kaena very stony clay (KaeC) - capability classification is VIs, non-irrigated. There are major rock outcroppings over the upper half of the site and many rocks and boulders throughout the site. The site is unsuited for agricultural use.

Therefore, in conclusion, we submit that the site is well suited for the proposed use and request your consideration.

Please find attached one copy of the proposed development plans prepared by Steve Davis of Architects Hawaii Ltd. and letters of authorization from the property owners.

If you have any questions please contact Mr. Davis at 537-1961 or William Stonebreaker at 638-8137.

Yours truly,

William Stonebreaker

William Stonebreaker, President
North Shore Christian Fellowship
WS:jo

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DEPT OF
C & C HONOLULU

C O N S E N T

We, Yoshimasa Nakamura and wife, Toshie Nakamura, present title holders of property known as Lot 85 on Kam. Hwy., Oahu and further identified as Tax Map Key: 1st Division: 5-9-16-02, and having sold the same to the North Shore Christian Fellowship Corp., a non-profit organization, on an Agreement of Sale, hereby give our consent to their construction of improvements for use as a church and school.

Yoshimasa Nakamura
Yoshimasa Nakamura

Toshie Nakamura
Toshie Nakamura

STATE OF HAWAII)
) SS:
City & County of Honolulu)

On this 5th day of April, 1977, before me personally appeared Yoshimasa Nakamura and Toshie Nakamura to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Mary Kozle
Notary Public, First Judicial Circuit, State of Hawaii

My Commission Expires Oct. 30, 1980

CONSENT TO USE OF ROADWAY

We, Shigemi Hayashi and wife, Haruko Hayashi, being present title holders of property known as Lot 89 on Kam. Hwy. and further identified as Tax Map Key: 1st Division 5-9-16-01 and having an undivided interest in roadway identified as Tax Map Key: 1st Division 5-9-16-16, hereby give our consent to the North Shore Christian Fellowship Corp. to use same roadway for ingress and egress.

Shigemi Hayashi

Shigemi Hayashi

Haruko Hayashi

Haruko Hayashi

PARTMENT OF LAND UTILIZATIO
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

76/Z-32(RH)
77/SUP-5

May 24, 1977

NOTICE OF PUBLIC INFORMATION MEETING

PUPUKEA/SUNSET BEACH - Zone Change and Special Use Permit

DATE : June 14, 1977

TIME : 7:30 P.M.

PLACE : Sunset Beach Elementary School (Kahuku Annex)
59-360 Kam Highway - Classroom No. P-9

SUBJECTS: (1) Zone Change Request: R-6 to B-2 -- Pupukea
Applicant : Rainbow Underwriters Inc.
Location : Kam Highway at Pupukea Road
Size : 58,260± square feet
Tax Map Key: 5-9-11: 16
Proposal : Construction of a grocery store and shops.

(2) State Special Use Permit Request
Applicant : North Shore Christian Fellowship
Location : Mauka of Kam Highway near Sunset Beach Store
Zoning : AG-1 Agriculture
Size : 1.102 Acres
Tax Map Key: 5-19-16: 2 & 16
Proposal : Establishment of a church within the State Agriculture District-submitted plans show a 250-seat sanctuary, a church hall with classrooms and 56 parking spaces.

This information meeting will be conducted by the staff of the Department of Land Utilization. Everyone is welcome. The purpose is to gather community input on these applications. Upon completion of our review process, the applications will be forwarded to the City Planning Commission for official public hearings.

If you know of any interested person who has not yet received this notification, we would appreciate it if you would inform him.

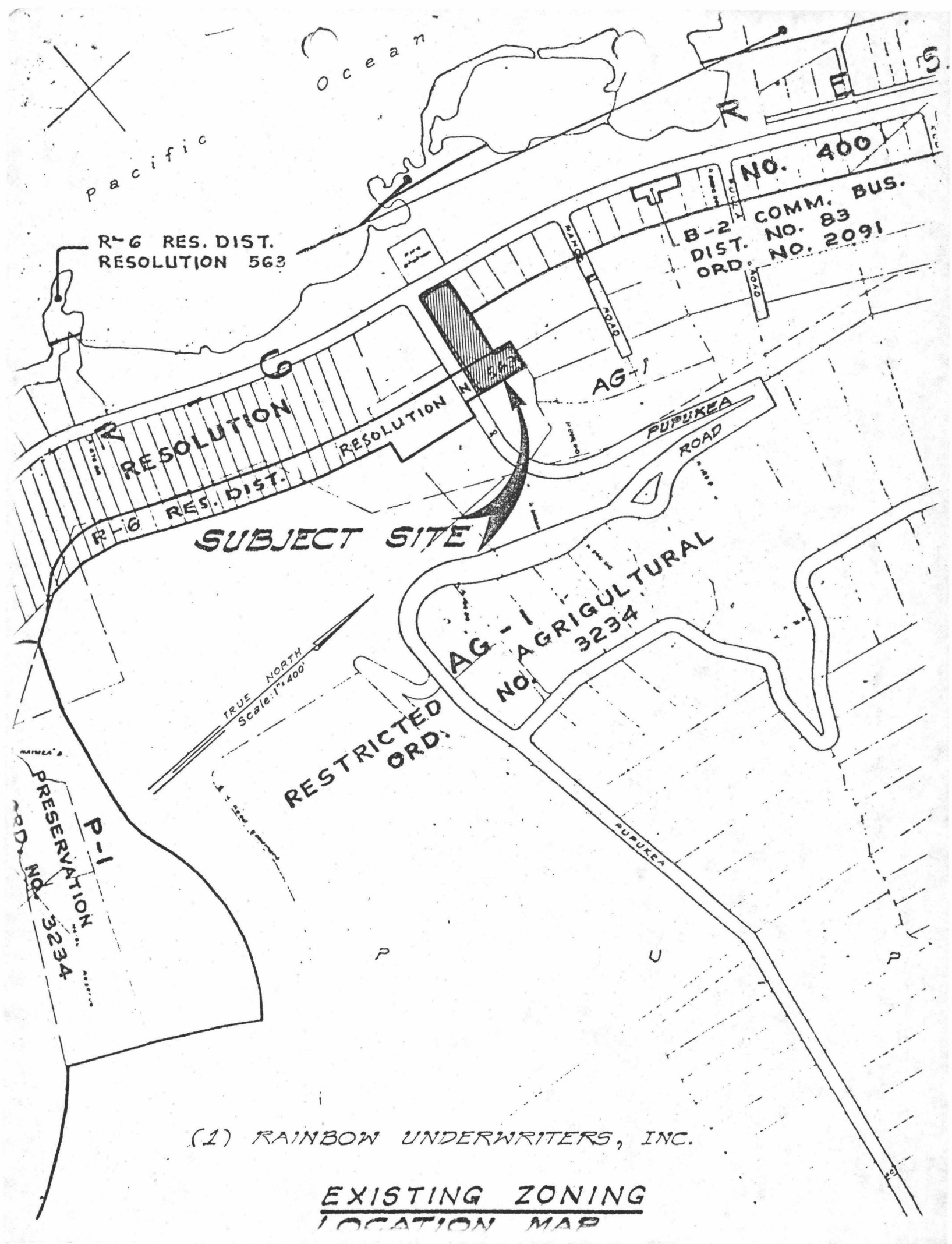
Location maps are attached for your information.

Should you have any questions, please contact Mr. Roger Harris of our staff at 523-4133.

Sincerely,

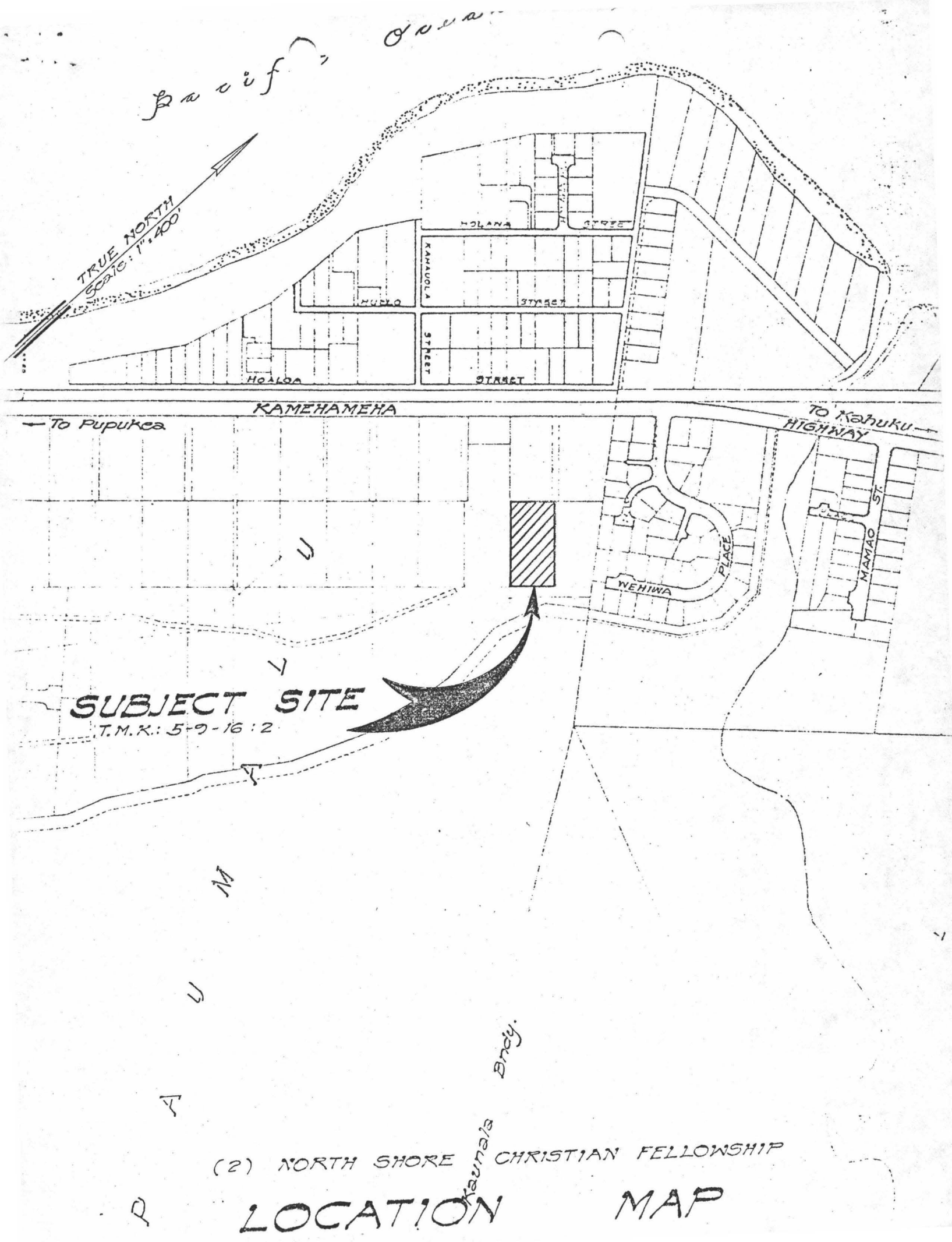
WILLIAM E. WANKET
Deputy Director

WEW:mh
Attachments



(1) RAINBOW UNDERWRITERS, INC.

EXISTING ZONING
LOCATION MAP



(2) NORTH SHORE CHRISTIAN FELLOWSHIP

LOCATION MAP

LUO/77-3007

GEORGE R. ARIYOSHI
GOVERNOR

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DEPT OF
LAND UTILIZATION
C & C HONOLULU

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

IRWIN M. HIGASHI
MEMBER - AT - LARGE

ERNEST F. MORGADO
MEMBER - AT - LARGE

KALFRED K. YEE
MEMBER - AT - LARGE

SHIZUTO KADOTA
HAWAII MEMBER

STEPHEN Q. L. AU
KAUAI MEMBER

FRED M. OGASAWARA
MAUI MEMBER

June 9, 1977

MEMORANDUM

To: Mr. William E. Wanket, Deputy Director
Department of Land Utilization, C&C of Honolulu

Subject: State Special Use Permit Request - Sunset Beach
Applicant : North Shore Christian Fellowship
Proposal : Church Use in Agriculture District
Area : 1.102 Acres
Tax Map Key: 5-9-16: 2 and 16

The Department of Agriculture has no objections to the subject special use permit application inasmuch as there is no adverse impact on agriculture in subject area.

We appreciate the opportunity to comment.

John Farias Jr.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

LLUO/77-1983

77/SUP-5(RH)
(Folder No.)

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1977 JUN 2 PM 12 32
DEPT OF LAND UTILIZATION
C & C HONOLULU

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship

Request: State Special Use Permit for Church Use in the State Agriculture District

Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu

Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal: Construction of a church complex containing a 250 seat sanctuary an office, multi-purpose room, classrooms, play area, parking for 56 cars DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

BOARD OF WATER SUPPLY
(Department)

Comments: Please have the applicant submit additional information on this proposal. Specifically, we request information as to the scope of development and the estimated water demands.

Thomas H. Ashimine 5/27/77
(By) (Date)
Thomas H. Ashimine
Acting Chief of Customer Services

190-19a

77/SUP-5(RH)
(Folder No.)

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship

Request: State Special Use Permit for Church Use in the State Agriculture District
Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu
Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal:Construction of a church complex containing a 250 seat sanctua an office, multi-purpose room, classrooms, play area, parking for 56 ca DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

BOARD OF WATER SUPPLY
(Department)

Comments: We have no objections to this Special Use Permit for church use.

For this development:

1. The developer must extend adequate main and provide fire protection.
2. Cesspools or disposal wells shall not be deeper than 20 feet measured from existing grade.
3. Ground disposal facilities shall be located as close t Kamehameha Highway as the State Department of Health Regulations (Chapter 38) will allow.

If you have any questions, please call John Chang at 548-613

Thomas H. Ashimine 7/29/77
(By) (Date)
Thomas H. Ashimine

LLC 6/77-20

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1977 JUN 6 AM 10 13

DEPT OF
LAND UTILIZATION
C & H, HAWAII

77/SUP-5(RH)
(Folder No.)

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship
Request: State Special Use Permit for Church Use in the State Agriculture District
Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu
Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal:Construction of a church complex containing a 250 seat sanct an office, multi-purpose room, classrooms, play area, parking for 56
DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses unde State Land Use Law. The applicant is seeking to obtain a State Speci Use Permit to establish the church as an unusual and reasonable use.

FIRE
(Department)

Comments:

We have reviewed the summary description sheet and location map for the subject project and find no objections.

Anthony J. Lopez
(By)

June 2, 1977
(Date)

ANTHONY J. LOPEZ
Acting Fire Chief

190-19a

LU6/77-4002

77/SUP-5(RH)
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SUMMARY DESCRIPTION JUN 20 AM 10 29

DEPT OF LAND UTILIZATION

Applicant: North Shore Christian Fellowship

Request: State Special Use Permit for Church Use in the State Agriculture District

Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu

Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal:Construction of a church complex containing a 250 seat sanctuary an office, multi-purpose room, classrooms, play area, parking for 56 cars
DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

Health
(Department)

Comments:

Thank you for allowing us to review and comment on this proposed special use permit application. The following comments are offered for your consideration.

The subsoil formation in this area and outlying districts are relatively poor for sewage disposal by cesspools. Secondary treatment with effluent wells are recommended. The adjacent residential developments (Sea View Estates and Sunset Boulevard Development Housing) are served by a Sewage Treatment Plant. With respect to noise pollution, noise from agricultural activities may have an adverse impact on the church activities.

Should you have any questions or comments concerning this letter, please do not hesitate to call us at 548-6455.

(By) 6-16-77 (Date)

SHINJI SONEDA, Chief, Environmental Protection & Health Services Divi...

190-19a

LU6/77-3069

DEPARTMENT OF PUBLIC WORKS

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

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FRANK F. FASI
MAYOR

WALLACE MIYAHIRA
DIRECTOR AND CHIEF ENGINEER

DEPT OF LAND UTILIZATION
C & C HONOLULU
701-14-0380

June 15, 1977

TO : MR. GEORGE S. MORIGUCHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM : WALLACE MIYAHIRA, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR MEMORANDUM 77/SUP-5(RH), DATED MAY 26, 1977, RELATING TO THE REQUEST FOR A STATE SPECIAL USE PERMIT IN SUNSET BEACH
TAX MAP KEY: 5-9-16: 2 AND 16

We have the following comments on the proposed State Special Use Permit for Church use in the State Agriculture District:

Drainage:

The proposed use will have no impact on the existing drainage.

Sanitary Sewers:

Public sewers are not available to service the proposed development.

For WALLACE MIYAHIRA
Director and Chief Engineer

Roger

ARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

77/SMA-116(CS)

AUGUST 2 1977

Mr. Steve Davis
190 S. King St, #300
Honolulu, Hawaii 96813

Dear Mr. Davis:

Minor Permit--Interim Shoreline Protection Ordinance
Project Identification: Proposed Access Drive

Applicant : North Shore Christian Fellowship
Project Area: Sunset Beach
Tax Map Key : 5-9-16: 16
File Number : 77/SMA-116

We have reviewed your proposal and find that it lies within the Special Management Area established by Ordinance No. 4529. We find that your proposed development:

(X) has a total cost of less than $25,000.00; or

( ) has a fair market value of less than $25,000.00; and

(X) will have no significant effect on the Special Management Area.

Therefore, a Minor Permit is hereby issued under the provisions of Ordinance No. 4529.

Very truly yours,

GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:ey

DEPARTMENT OF LAND UTILIZATION

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

77/SUP-5 (RH)

North Shore Christian Fellowship
% Mr. Steve Davis
Architects Hawaii, Ltd.
190 S. King Street
Honolulu, Hawaii 96813

Date: May 18, 1977

Dear Sir:

Shoreline Protection Ordinance Review
Tax Map Key: 5-9-16: 16
Type of Project: Request for Special Use Permit for church use.
Driveway is in Special Management Area on TMK: 5-9-16: 1

We have reviewed your proposed development located on the referenced tax map key. We find that:

[ ] The proposed development is exempt from the provisions of Ordinance No. 4529 by reason that it is:

[ ] Not within the Special Management Area

[ ] The construction, repair or maintenance of a single-family dwelling (or accessory thereto) not part of a larger development

[ ] Interior renovation of an existing structure

[ ] Planting, harvesting or removal of crops

[ ]

[X] The proposed development lies within the Special Management Area established under Ordinance No. 4529 and is subject to environmental assessment by this Department. Depending upon the results of this assessment, the development may require City Council action in obtaining a Special Management Permit.

In order to further process your proposed development, the attached request for assessment form must be filed with this Department. Within 30 days of receipt of this completed form, you will be advised how to proceed further with the processing of your development. Since the assessment of your development will depend entirely on the information which is provided with your submission, it is urged that the information and plans accompanying the form be as complete and as detailed as necessary to clearly describe the development.

Should you have any questions or require assistance in the preparation of the form, please contact the undersigned staff member at 523- .

Very truly yours,

2006/77-3004

77/SUP-5(RH)
(Folder No.)

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DEPT OF LAND UTILIZATION

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship

Request: State Special Use Permit for Church Use in the State Agriculture District

Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu

Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal: Construction of a church complex containing a 250 seat sanctuar an office, multi-purpose room, classrooms, play area, parking for 56 car DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

TRANSPORTATION
(Department)

Comments:

NO OBJECTIONS.

(By) 6/7/77
(Date)

190-19a

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LL6/77-4009

77/SUP-5(RH)
(Folder No.)

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1977 JUN 20 AM 10 16
DEPT OF LAND UTILIZATION HONOLULU

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship
Request: State Special Use Permit for Church Use in the State Agriculture District
Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu
Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal:Construction of a church complex containing a 250 seat sanctuary an office, multi-purpose room, classrooms, play area, parking for 56 cars
DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

Transportation Services
(Department)

Comments: We have no objections to the request for a State Special Use Permit for church use in the State Agriculture District. Access to the site should be upgraded to provide two lanes of traffic.

Since Kamehameha Highway is under the jurisdiction of the State Department of Transportation, this request should also be referred to them for their review and comment.

JUN 20 1977
(By) (Date)
for KAZU HAYASHIDA, Director

190-19a

LUO/77-2026

77/SUP-5(RH)
(Folder No.)

SUMMARY DESCRIPTION

Applicant: North Shore Christian Fellowship

Request: State Special Use Permit for Church Use in the State Agriculture District

Location: Mauka of Kam Hwy - near Sunset Beach Store, Sunset Beach, Oahu

Tax Map Key: 5-9-16: 2 and 16

Existing Zoning: AG-1 - Agriculture

Detailed Land Use Map Designation: Residential
State Land Use District: Agriculture
Area: 1.102 Acres

Proposal:Construction of a church complex containing a 250 seat sanctuary an office, multi-purpose room, classrooms, play area, parking for 56 cars
DEPARTMENT OF LAND UTILIZATION REMARKS: Church Uses are permitted in City & County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.

USDA- Soil Conservation Service
(Department)

Comments: The soil is WKB-Waialua silty clay 3 to 8% slope. This is prime agricultural land and we would recommend that prime agricultural land be left in agriculture.

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DEPT OF LAND UTILIZATION C & C HONOLULU

(By) 16/3/77 (Date)

190-19a

Department of Land Utilization

Contact Memorandum

Date August 10, 1977
Project No. 77/SUP-5(RH)

SUBJECT: Request for SUP for Church Use, Sunset Beach Christian Fellowship, TMK: 5-9-16: 2 and 16

CONTACT: Mr. Otis M. Gryde, Soil Conservation Service

Revised Soil Conservation Service comments for this site are:

The lower half of the site is Kaena Clay (KaC).
The upper half is Kaena very strong slay (KarC).

The lower half is somewhat suited for agriculture.
The upper half is poorly suited for agriculture.

This information was provided in response to a question from Department of Land Utilization on the soil type because the applicant's interpretation was different from the Soil Conservation Service comment.

Roger Harris

RH:st

cc: Soil Conservation Service

Exhibit I.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Authorization EBC
Advertisement AUG 6 1977
Public Hearing AUG 16 1977

FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

77/SUP-5(RH)

August 3, 1977

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: REQUEST FOR A STATE LAND USE COMMISSION SPECIAL USE PERMIT FOR CHURCH USE IN THE AGRICULTURAL DISTRICT AT SUNSET BEACH, OAHU

Transmitted herewith for appropriate action is my report on the subject Special Use Permit application.

George S. Moriguchi
GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:st

Attach.

cc: City Council

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

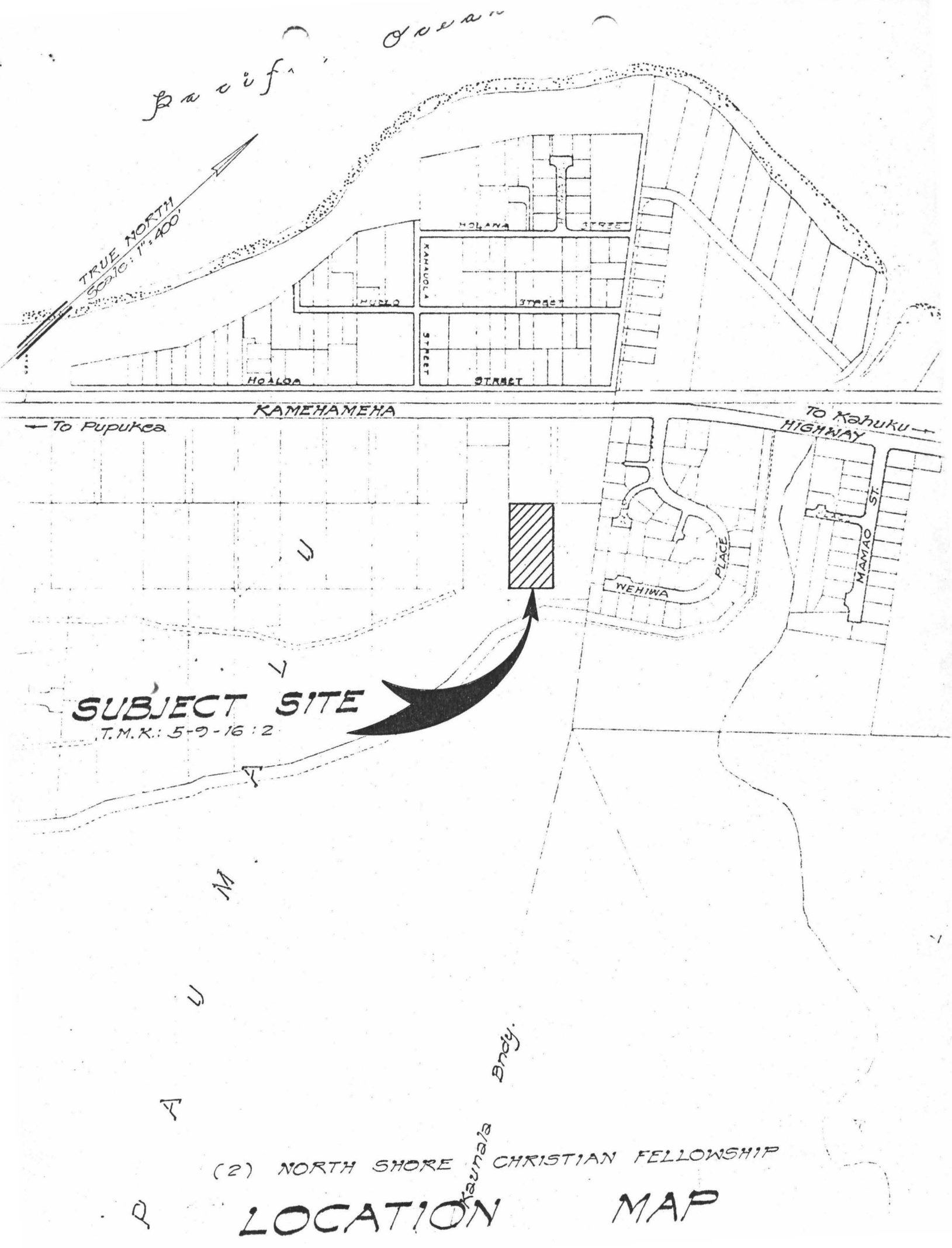
GEORGE S. MORIGUCHI
DIRECTOR

77/SUP-5(RH)

August 3, 1977

DIRECTOR'S REPORT
STATE SPECIAL USE PERMIT
Church Use in the Agricultural
District at Sunset Beach, Oahu, Hawaii

APPLICANT	:	North Shore Christian Fellowship
TAX MAP KEY	:	5-9-16: 02 and 16
LOCATION	:	Mauka of Kamehameha Highway near Sunset Beach Store, Sunset Beach, Oahu
AREA	:	1.102 Acres
State Land Use District	:	Agricultural
Oahu Interim Zoning Control Map	:	Residential
Detailed Land Use Map	:	Residential; Ordinance No. 2951, adopted March 16, 1967.
Development Plan	:	No road setback; Ordinance No. 2952, adopted March 16, 1967.
Existing Zoning	:	AG-1 Restricted Agricultural
Existing Land Use	:	Vacant
Request	:	Construction of a church complex containing a 250 seat sanctuary, an office, multi-purpose room, classrooms, play area, parking for 56 cars and a pastor's residence. Church uses are permitted in the City and County of Honolulu Agricultural Zoned Districts under the Comprehensive Zoning Code. However, they are not permitted uses under the State Land Use Law. The applicant is seeking to obtain a State Special Use Permit to establish the church as an unusual and reasonable use.
Surrounding Land Use	:	Mostly one acre agricultural lots; some vacant; some limited agriculture; and some with residences on them. Residential districts lie on the Kahuku side and across Kamehameha Highway adjacent to Sunset Beach. The Sunset Beach Store is also just makai of the subject site.



(2) NORTH SHORE CHRISTIAN FELLOWSHIP

LOCATION MAP

Government Agency Review Comments:

Board of Water Supply:

"Please have the applicant submit additional information on this proposal. Specifically, we request information as to the scope of development and the estimated water demands."

Department of Land Utilization Note: This material has been supplied and the Board of Water Supply has indicated that their facilities will be adequate to service the proposal.

Department of Public Works

Drainage:

"The proposed use will have no impact on the existing drainage."

Sanitary Sewers:

"Public sewers are not available to service the proposed development."

Fire Department: No objections.

Department of Transportation Services:

"We have no objections to the request for a State Special Use Permit for church use in the State Agriculture District. Access to the site should be upgraded to provide two lanes of traffic.

"Since Kamehameha Highway is under the jurisdiction of the State Department of Transportation, this request should also be referred to them for their review and comment."

Department of Land Utilization Note: The applicant's proposal includes the improvement of the access drive with at least 20 feet of pavement which is adequate for two lanes.

State Department of Transportation: No objections.

Department of Agriculture:

"The Department of Agriculture has no objections to the subject special use permit application inasmuch as there is no adverse impact on agriculture in subject area."

USDA Soil Conservation Service:

"The lower half of the site is Kaena clay (KaC) and the upper half is Kaena very stony clay (KaeC). The lower half is somewhat suited for agriculture. The upper half is poorly suited for agriculture."

Department of Health:

"The subsoil formation in this area and outlying districts are relatively poor for sewage disposal by cesspools. Secondary treatment with effluent wells are recommended. The adjacent residential developments (Sea View Estates and Sunset Boulevard Development Houseing) are served by a Sewage Treatment Plant. With respect to noise pollution, noise from agricultural activities may have an adverse impact on the church activities."

Department of Land Utilization Note: The applicant has confirmed that he will comply with Department of Health requirements on sewage disposal.

Community Input:

An evening Public Information Meeting was held on June 14, 1977 at Sunset Beach Elementary School (Kahuku School Annex). Approximately 120 people attended the meeting to discuss this and one other zoning change request in the North Shore area. No objections to this proposal were voiced. No written citizen objections have been received to date.

Evaluation under Section 5-2 of the State Land Use Commission's District Regulations:

"TESTS TO BE APPLIED: Certain 'unusual and reasonable' uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an 'unusual and reasonable use'."

The tests and responses to them provided by the applicant are listed below:

"(1) Such use shall not be contrary to the objections sought to be accomplished by the Land Use Law and Regulations."

"The proposed church use will not be contrary to the objectives of the Land Use Law and Regulations, i.e., 'to preserve, protect and encourage the development of land in the State for those uses to which these lands are best suited." (Sec. 1-2). We will show in point #5 that the land is not well suited to agricultural use and, in that "certain unusual and reasonable" uses may be permitted within an agricultural district, we submit that church use on this land is both reasonable and not contrary to State Land Use Law objectives."

Department of Land Utilization Comment: A basic objective of the Land Use Law is to preserve lands in the agricultural districts for agricultural uses. This general portion of Oahu's agricultural district lands is in only limited agricultural use. It is not an active farming area such as those found on the Waianae Coast and Central Oahu. For this reason, the Department of Agriculture is not opposed to the church use proposal. Although the land could be used for small scale agriculture, most of the land in this area is not in such use. The church use is not out of character with the rural-type uses in the vicinity.

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

"The use of this land as church would not adversely affect the surrounding property."

Department of Land Utilization Comment: As noted above the proposed church use will not be incompatible with the surrounding uses. No objections were voiced at the public meeting or in response to surrounding property owners notification. Because this site is so close to the residential districts of Sunset Beach and because the agricultural district here is not used

extensively for active agriculture, it is not felt that the proposed church use will act as an urban intrusion which will threaten the viability of the agricultural lands in the area.

"(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."

"Public agencies would not be unreasonably burdened to provide any of the following: roads and streets, in that access to the site will be provided by the church from the already well maintained and adequate highway; sewers, in that an on-site disposal system will be provided by the church; water, in that an adequate water main is located at the highway and a connection and meter can easily be installed there; drainage, in that the increased runoff can easily be handled; school improvement will not be required; police protection, will not be unreasonably burdened; and fire protection for the site is adequately provided by the existing system. We have contacted the following agencies and they have confirmed on a preliminary basis that existing services would not be unreasonably burdened:

"City and County Department of Public Works - Sewer Division; State Department of Health; Board of Water Supply; HECO."

Department of Land Utilization Comment: Our government agency review confirms that facilities and services are adequate to support the proposed use.

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

"In recent years the North Shore Christian Fellowship has grown from a small congregation meeting in a Huelo Street house across the highway from the property to a group of over a hundred now renting a nearby church at inconvenient hours. The need within the Sunset Beach area for a new church has been clearly demonstrated by this continued growth. An "unusual condition" of the proposed church site is that it has become nearly surrounded by urban uses. The housing to the North and East in the Urban District, the COMSAT Station to the South by Special Use permit. Other use within the Agriculture District include the following: the Sunset Beach Store on 5-9-16: 4, the Jehovah Witness' Church on 5-9-16: 9, Kammie's Market and Restaurant on 5-9-14: 16 and a 'shopping center' on 5-9-13: 20 (by Special Use permit.) The 'trend' of the whole area below the COMSAT Station is toward a normal residential community with a mix of housing and commercial uses within which the proposed church is quite 'at home'."

Department of Land Utilization Comment: The population of the North Shore has grown over the years contributing to the demand for community-oriented activities such as a church.

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

"The land is unsuited for the uses permitted within the district. According to the SOIL SURVEY OF ISLAND OF OAHU by the U. S. Department of Agriculture Soil Conservation Service (1972) and verified by site inspection with a Soils Engineer, the soil on the site is as follows: the lower 1/2 of the site is Kaena Clay, brown variant (KaC) - capability classification IIIw if irrigated, IVw if non-irrigated; the upper 1/2 of the site is Kaena very stony clay (KaeC) - capability classification is VIs, non-irrigated. There are major rock outcroppings over the upper half of the site and many rocks and boulders throughout the site. The site is unsuited for agricultural use."

Department of Land Utilization Comment:

The Soil Conservation Service considers that this is not prime agricultural land. They indicate that it is somewhat suited for agriculture in part and partly poorly suited for agriculture.

Special Management Area (Shoreline)

The driveway parcel (Tax Map Key 5-9-16: 6) leading to the church site (Parcel 2) lies within the Special Management Area established by the Shoreline Protection Ordinance No. 4529. The only development proposed on this parcel and in the Special Management Area will be the paving of the driveway and the installation of underground water

service to the site. A "Minor Permit" for work under $25,000 in value within the Special Management Area has been granted by the Department of Land Utilization on August 2, 1977.

Conclusions:

1. The construction of the church in this area will not consitute a threat to the viability and potential of agricultural land near it and is not contrary to the objectives of the Land Use Law.
2. The residents of the area appear to be in support of the proposed use of this site. No objections to it have been raised.
3. Water and access facilities and services are adequate to support the proposal and they will not be unreasonably burdened by it.
4. Sewage disposal facilities will be constructed in compliance with requirements of the Department of Health.
5. The design of the proposed structures will not be out of character of the neighborhood.
6. Churches are permitted uses in agricultural zones on Oahu under the Comprehensive Zoning Code.
7. The proposal qualifies as an "unusual and reasonable" use under the provisions of the Land Use Law.

Recommendation:

It is recommended that the application of the North Shore Christian Fellowship for church use of land in Paumalu, Koolauloa, Oahu, identified by Tax Map Key 5-9-16: 2 and 16 be approved subject to the following conditions:

1. The Special Permit shall be for church use of the subject property permitting the church and customary accessory uses.
2. The submitted site plan marked Exhibit "A" shall be part of the permit and all improvements shall conform to the Exhibit.
3. The applicant shall comply with all requirements of the Department of Health relative to sewage disposal and noise standards, and with all other government regulations applicable to this development.
4. Within one year after approval of the Special Permit by the State Land Use Commission, the applicant shall obtain a building permit for the pavilion in compliance with Building Code requirements. The Director of Land Utilization may extend the time limit if he deems that unusual circumstances warrant the granting of such an extension.
5. The applicant shall be required to incorporate all of the conditions set forth herein as part of the restrictive convenants running with the land.

6. 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.

7. 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.

8. The Director of Land Utilization may approve any request for modifying the submitted plans which he considers to be a minor revision. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence.

GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:st

APPLICATION DATA & ROUTING FORM

APPLICANT North Shore Christian Fellowship Corp. FOLDER NO. 77/SUP-5
(William Stonebreaker, President)

PLANNER

Sunset Beach, Oahu EXTENSION NO.

AGENT Architects Hawaii Ltd. COUNCIL DIST.

#300, Pacific Trade Center

190 South King Street

Honolulu, HI 96813

LANDOWNER Yoshimasa & Toshie Nakamura

TAX MAP KEY 5-9-16: 2 & 16

LOCATION Sunset Beach

AREA

STATE LAND USE DISTRICT

GENERAL PLAN

DETAILED LAND USE MAP

DEVELOPMENT PLAN

EXISTING ZONING

EXISTING LAND USE

REQUEST Special Use Permit to construct a new church facility.

ADJOINING PROPERTY OWNERS (TAX MAP KEYS)

5-9-16: 1, 3, 4, 12, 14, 15, 17

1/77

77/SUP-5 Pupukea
(RH) 5/24/77

Mr.&Mrs. H. Shigemi
57 - 354 Kaliuna Street
Waialua, HI 96791

5-9-016-003
T. Y M. Nakamura
59 - 024 Kam Highway
Haleiwa, HI 96712

5-9-016-004
Gary T. Fujimoto
1425 Ward Ave., #17E
Honolulu, HI 96822

5-9-016-012
Timotio Casugo
P. O. Box 126
Kahuku, HI 96731

5-9-016-014
Sunset Beach Store
59 - 026 Kam Highway
Haleiwa, HI 96712

5-9-016-015
Mr. N. Toranosuke
Box 184
Kahuku, HI 96731

5-9-016-017
Mr.&Mrs. F. K. Shimote
59 -011 Haalua Street
Haleiwa, HI 96712

76/Z-32(RH) Sunset Beach
No. Shore Ch. Fellow.
5/24/77

5-9-011-040
Lewers & Cooke, Inc.
841 Bishop St., #1710
Honolulu, HI 96813

5-9-011-041
Mary L. Clyde
P. O. Box 77, Pouch TC
Valdez, Alaska 99692

5-9-11-054
Mr. & Mrs. P. Calilao
59 - 634 Kam Highway
Haleiwa, HI 96712

5-9-011-055
Lumleong Enterprises
c/o 2508 Makiki Hts.Rd.
Honolulu, HI 96822

5-9-011-015
Kahuku Gen. Plumb. & Sup.
59 - 634 Kam Hwy
Haleiwa, HI 96712

5-9-011-056
Laurence M. Cozby
59 - 059 Pupukea Rd.
Haleiwa, HI 96712

5-9-011-011
Mr.& Mrs. Y. Masayoshi
RR 1 - 59 - 079 Pahoe Rd.
Haleiwa, HI 96712

5-9-011-034
Elaine I. Niimi
59 - 720 A Kam Highway
Haleiwa, HI 96712

5-9-011-035
Mr.&Mrs. Tokuro Niimi
59 - 716 A Kam Hwy.
Haleiwa, HI 96712

5-9-011-017
(same as 5-9-011-034)

R. Harris

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

77/SUP-5(RH)

August 5, 1977

RECEIVED
1977 AUG 8 PM 1 23
DEPT OF GENERAL PLANNING
CITY & COUNTY OF HONOLULU

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corp.
Sunset Beach, Oahu

Dear Mr. Stonebreaker:

Subject: Request for a State Special Use Permit to construct a church in an Agricultural District. (77/SUP-5(RH)

Applicant:	North Shore Christian Fellowship
Agent:	Architects Hawaii Ltd.
Landowner:	North Shore Christian Fellowship
Location:	Near Sunset Beach store
Tax Map Key:	5-9-16: 2 & 16
Area:	1.1 acres

The Planning Commission will hold a public hearing on Tuesday, August 16, 1977 at 1:30 p.m. in the Planning Conference Room, City Hall Annex. You will be receiving a copy of the public hearing notice.

Please feel free to contact Mr. Roger Harris at 523-4133 if you have any questions or wish additional information.

Sincerely yours,

Robert R. Way

ROBERT R. WAY
Chief Planning Officer

RRW:mk

160-17

Harris

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
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DEPT OF
LAND UTILIZATION
HONOLULU

FRANK F. FASI
MAYOR

ROBERT R. WAY
CHIEF PLANNING OFFICER

77/SUP-5 (RH)

August 17, 1977

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corp.
Sunset Beach, Oahu

Dear Mr. Stonebreaker:

Subject: Request for a State Special Use Permit to construct a church in an Agricultural District. (77/SUP-5)(RH)

Applicant:	North Shore Christian Fellowship
Agent:	Architects Hawaii Ltd.
Landowner:	North Shore Christian Fellowhship
Location:	Near Sunset Beach store
Tax Map Key:	5-9-16: 2 & 16
Area:	1.1 acres

The Planning Commission, at its August 16, 1977 meeting held a public hearing to consider the above request. The public hearing was closed and action deferred for the 15-day statutory requirement.

This matter will be considered again on September 13, 1977 (Tuesday) at 1:30 p.m. in the Planning Conference Room, City Hall Annex.

Should you have any questions, please feel free to contact the planner, Mr. Roger Harris, at 523-4133.

Sincerely yours,

Ramon Duran

RAMON DURAN
Acting Chief Planning Officer

RD:mk

160-18

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

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DEPT OF
LAND UTILIZATION
C & C HONOLULU

77/SUP-5 (RH)

September 15, 1977

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corp.
Sunset Beach, Oahu

Dear Mr. Stonebreaker:

Subject: Request for a State Special Use Permit to construct a church in an Agricultural District

Applicant:	North Shore Christian Fellowship Corp.
Agent:	Architects Hawaii Ltd.
Landowner:	North Shore Christian Fellowship Corp.
Location:	Near Sunset Beach store
Tax Map Key:	5-9-16: 2 & 16
Area:	1.1 acres

The Planning Commission, at its September 13, 1977 meeting, did not have a quorum present to take action on the above request. We have, therefore, scheduled a Special Meeting on Tuesday, September 20, 1977 at 1:30 p.m. in the Planning Conference Room, City Hall Annex.

Should you have any questions, please feel free to contact the planner, Mr. Roger Harris at 523-4133.

Sincerely yours,

Ramon Duran

RAMON DURAN
Acting Chief Planning Officer

RD:mk

Harris

'ARTMENT OF GENERAL PLANNIN

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

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FRANK F. FASI
MAYOR

ROBERT R. WAY
CHIEF PLANNING OFFICER

77/SUP-5 (RH)

September 21, 1977

Mr. William Stonebreaker, President
North Shore Christian Fellowship Corp.
Sunset Beach, Oahu

Dear Mr. Stonebreaker:

Subject: Request for a State Special Use Permit to construct a church in an Agricultural District

Applicant:	North Shore Christian Fellowship Corp.
Agent:	Architects Hawaii Ltd.
Landowner:	North Shore Christian Fellowship Corp.
Location:	Near Sunset Beach store
Tax Map Key:	5-9-16: 2 & 16
Area:	1.1 acres

The Planning Commission held a public hearing on August 16, 1977 to consider the above request. The public hearing was closed and action deferred for the 15-day statutory requirement.

At the meeting of September 13, 1977 no action was taken because of a lack of a quorum. However, at the special meeting on September 20, 1977 the Planning Commission voted to recommend approval of the request for a State Special Use Permit.

The request will be forwarded to the State Land Use Commission for its consideration.

Sincerely,

Ramon Duran

RAMON DURAN
Acting Chief Planning Officer

RD:mk

REPORT OF THE
COMMITTEE
on
PLANNING and ZONING

Rudy Pacarro, Chairman; George G. Akahane, Vice-Chairman; Daniel Clement, Jr., Wilbert S. Holck, George Koga, Members

August 31, 1977

Madam Chairman:

Your Committee on Planning and Zoning to which was referred the following for consideration:

Special Use Permit at Sunset Beach

D-1107 - from George S. Moriguchi, Director of Land Utilization, transmitting to the Planning Commission the Director of Land Utilization's report on a request from North Shore Christian Fellowship, for a State Land Use Commission Special Use Permit for church use in the agricultural district at Sunset Beach, Oahu;

recommends that the foregoing communication be received and placed on file.

Managing Director
SEP 6 1977

AUG 27 1977

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing COMMITTEE REPORT was, on the date and by the vote indicated to the right hereof, adopted by the CITY COUNCIL of the City and County of Honolulu.

ATTEST:

Eileen K. Lota
EILEEN K. LOTA
CITY CLERK

Marilyn R. Bornhorst
MARILYN R. BORNHORST
CHAIRMAN & PRESIDING OFFICER

Dated AUG 31 1977

ADOPTED Meeting Held AUG 31 1977	AYE	NO	A/E
AKAHANE			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			X
MATSUMOTO			
PACARRO			
BORNHORST			

8 01

Reference:

Resolution No.

Bill No.

COMMITTEE REPORT NO. 1699

Sakakeshi

Meeting of the Planning Commission
Minutes
August 16, 1977

The Planning Commission held a meeting on Tuesday, August 16, 1977 at 1:30 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:	Randall Kamiya, Chairman Charles Izumoto Marion Kagan Jacquelene Lee Charles Sarber Gertrude Zane
ABSENT:	Ned Wiederholt, Vice Chairman Yuklin Kuna
DEPARTMENT REPRESENTATIVES:	Robert R. Way, Chief Planning Officer Eugene B. Connell, Executive Secretary Bill Ducheck, Assistant Director, Design Henry Eng, Staff Planner Roger Harris, Staff Planner Gerald Henniger, Staff Planner Ben Lee, Staff Planner
MINUTES:	The minutes of July 19, 1977 were approved, on motion by Mr. Izumoto, seconded by Mrs. Zane and carried.
DEVELOPMENT PLAN WORK PROGRAM REPORT BY CHIEF PLANNING OFFICER	MOTION: The Commission voted to include on its agenda for consideration at this point of the meeting, a report by Mr. Way of the Development Plan Work Program (copy attached).

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

AYES - Izumoto, Kagan, Kamiya, Lee, Sarber, Zane
NAYES - None
ABSENT - Kuna, Wiederholt

There were no questions or discussion following Mr. Way's presentation.

PUBLIC HEARING SPECIAL USE PERMIT (CHURCH COMPLEX IN AN AGRICULTURAL DISTRICT) SUNSET BEACH NORTH SHORE CHRISTIAN FELLOWSHIP AGENT: ARCHITECTS HAWAII, LTD. (FILE #77/SUP-5 RH)	A public hearing was held to consider a request for a State Special Use Permit to permit construction of a church complex in an Agricultural District near the Sunset Beach store, Tax Map Key: 5-9-16: 2 & 16. Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Roger Harris presented the Director's report recommending approval of the request.

QUESTION OF STAFF

Questioned by the Commission, Mr. Harris stated that the applicant has no objections to the proposed conditions.

TESTIMONY IN SUPPORT

Mr. Steve Davis, Architect, offered to respond to any questions the Commission might have.

There were no questions from the Commission.

TESTIMONY AGAINST

None

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

The matter was deferred for a statutory period of 15 days to the next Commission meeting on September 13, 1977.

PUBLIC HEARING ZONE CHANGE B-2 COMMUNITY BUSINESS TO B-3 BUSINESS-RESIDENTIAL MOILIILI INITIATED BY CITY COUNCIL (FILE #77/Z-11 GH)	A public hearing was held to consider a request for a change in zoning from B-2 Community Business District to B-3 Business-Residential District (Planning and Zoning Committee Report No. 817, April 20, 1977) of approximately 29 acres of land situated in Moiliili (King, McCully, Beretania, Isenberg Streets), Tax Map Keys: 2-8-03 and 2-8-04; portions of 2-8-08 and 2-8-09.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Gerald Henniger presented the Director's report recommending approval of the request.

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

TESTIMONY IN SUPPORT

Attorney Bernard Sato representing the South Young Street Residents Association Steering Committee stated that the proposal will benefit the community because residential and apartment landowners will be able to repair their structures without disruption in businesses already established.

Questioned by the Commission as to whether residents are financially willing and able to repair, Mr. Sato stated that the

results of a survey conducted by them indicated support of the zone change. The proposal presents the opportunity for those who wish to repair to do so.

Representative Carl T. Takamura also spoke in support of the request (written testimony attached), and a letter dated August 11, 1977 was received from Representative Clifford T. Uwaine (copy attached).

TESTIMONY AGAINST

Mr. James Ching represented the McCully Business and Professional Association. His testimony follows: "We oppose. This plan was zoned and planned to designate Business Community District by the 3M Council and Community Planning in 1967. It is to encourage office and store buildings with frontage on South King Street between Kalakaua and University Avenue.

South King Street is now widened and modernized and is very attractive, similar to a shopping mall. We want to keep it that way.

However, we are not opposed to the change of zoning area between Young, Beretania, McCully and Isenberg. B-3 Residential District would require more parking areas to be allotted, while a B-2 business lot, a small lot, cannot provide it. However, we hope everybody will favor no change to this zoning in South King Street between Young, McCully and Isenberg."

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

ACTION: The Commission suspended its rules for deferral and recommended approval of the Director's recommendation, on motion by Mr. Izumoto, seconded by Mrs. Zane and carried.

AYES - Izumoto, Kagan, Kamiya, Lee, Sarber, Zane
NAYES - None
ABSENT - Kuna, Wiederholt

PUBLIC HEARING
CONDITIONAL USE PERMIT
(LIGHT SYSTEM FOR PEARL COUNTRY DRIVING RANGE)
KALAUAO-WAIAU
B. P. BISHOP ESTATE
(FILE #77/CUP-7 EY)

A public hearing was held to consider a request for a Conditional Use Permit to permit installation of a light system for the illumination of the existing driving range within the Pearl Country Golf Course located at 98-535 Kaonohi Street, Aiea, Tax Map Key: 9-8-11: portion of 3, 34 & 36.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. Comments received against the project are included in testimony opposing the proposal.

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

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

TESTIMONY IN SUPPORT

Attorney Ben Kaito concurred with the Director's report and offered to respond to any questions the Commission might have.

There were no questions of Mr. Kaito.

TESTIMONY AGAINST

1. Mr. Robert Toothnan, adjoining resident
2. Mr. R. H. Robson, Vice President, Colonnade On The Greens Owners Association
3. Mr. Dewey Millar, Project Manager, Amfac Development Corp., developer of Colonnade On the Green (274 highrise condominium units)

OBJECTIONS:

1. Adverse glare effect of the proposed lights on surrounding apartments. The golf course terrain and location of the proposed lights would place it level and in direct line with 85 Colonnade units which face the direction of the golf course.

   Would suggest a temporary lighting system to test the effect of the lights on the apartments.

2. Increased traffic - Evening traffic to the site will increase where it would otherwise normally cease.

3. Landowners around the golf course were not notified of the proposal.

Mr. Ben Kaito was recalled and questioned by the Commission. Assisted by the electrical engineer, they explained that the proposed location of the light standards are lower than the Colonnade apartment units. The lights are aimed at the ground. The light source has a beam carriage which is capable of illuminating a range of approximately 200 yards. Inside of this beam is the glare range. The Colonnade units are located outside the range of the beam. The effect outside of the beam carriage area would be similar to looking at the Halawa Stadium at a distance.

In the discussion that followed, the Commission felt Condition No. 8 covers the concerns of the residents:

"Condition No. 8 - It if is determined that the light poles and the illumination are harmful in any way to the health and welfare of the surrounding area or if the poles and illumination cause prolonged interference due to light glare,

the applicant shall be required to correct the situation or discontinue the use and remove the light system at his expense."

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

ACTION: The Commission suspended its rules for deferral and recommended approval of the Conditional Use Permit, subject to the conditions in the Director's report, on motion by Mr. Izumoto, seconded by Mrs. Lee and carried.

AYES - Izumoto, Kagan, Kamiya, Lee, Sarber, Zane
NAYES - None
ABSENT - Kuna, Wiederholt

PUBLIC HEARING CONDITIONAL USE PERMIT (EXPANSION OF EXISTING REHABILITATION & GROUP CARE HOME & ESTABLISHMENT OF A COMMUNITY GROUP HOME FOR YOUTHS IN AN R-4 RESIDENTIAL DISTRICT) MANOA HAWAII CONFERENCE FOUNDATION (FILE #76/CUP-24 EY)	A public hearing was held to consider a request for a Conditional Use Permit for the expansion of an existing rehabilitation and group care home for youths in an R-4 Residential District in Manoa, Tax Map Key: 2-9-02: 4. Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. Comments received both in support of and in opposition to the project are included in testimony for and against the proposal.

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

There were no questions concerning the Director's report.

TESTIMONY IN SUPPORT

1. Samuel E. Cox representing Hale Kipa
2. Joanne Lundstrom representing Child and Family Service
3. Jacqueline Parkinson, parent of a resident at Hale Kipa
4. Sarah McDermott, Manoa resident (Submitted testimony dated August 11, 1977, copy attached)
5. Myron B. Thompson, Social Worker and former Director of Queen Liliuokalani Children's Center (Submitted testimony, undated, copy attached)
6. Letter dated August 14, 1977 from Hatsumi S. and Thomas W. Maretzki, Ph.D., copy attached

REASONS IN SUPPORT

1. Purpose - To provide homelike setting for runaway youths and to reconcile them with their parents. Emphasis is placed on family-life education in the community rather than institutionalization.

2. Community involvement - Both parents and nearby community residents are represented on the Board of Directors. They will offer services to the Manoa Neighborhood Board.

   Teaching youths to give service to the community (i.e., assistance at day care centers, working at the library, etc.) is one of their major programs teaching responsibility and self-worth.

3. The proposal is their 3rd facility. Other operations have a good track record serving approximately 500 youths, basically middle class. They are staffed 24 hours per day.

4. No negative comments were received from the neighbors. Everyone supports the program but does not want it located in their neighborhood.

5. Youths from Hale Kipa relate their runaway experiences to other youths who could benefit from it.

TESTIMONY AGAINST

1. Clarence Sugihara, Neighbor (Written testimony dated Aug. 16, 1977, attached)
2. Dean Suyeoka, nearby resident (Written testimony dated Aug. 12, 1977, attached)
3. Representative Neil Abercrombie
4. Jacob Wee, Neighbor
5. Kenneth K. Ashitomi, Pastor, Honolulu Holiness Church (Written testimony dated Aug. 10, 1977, attached)
6. William J. Cooke, nearby resident (Written testimony, undated, attached)

OBJECTIONS

1. Neighbors complained of youths trespassing and littering their yards, cars parked in their driveways, constant use of their driveways for turnaround areas, youths smoking pot in neighbors' garages, loud radios at night, frequency of police cars in the area picking up youths, constant and increased visitor traffic to Hale Kipa.

   Although it cannot be proven that the incidents were committed by youths from Hale Kipa, neighbors are aware that these incidents occurred when Hale Kipa located in the area.

2. Oppose the location of a shelter home in the same area of a group home. The treatment period (3-week maximum at Hale Kipa vs. 6-months to 2-years at the Group Home), and type of offense (reconciliation of runaways with parents at Hale Kipa vs. committed crimes at the Group Home) indicates an incompatability for both programs to overlap and exist in the same area. Consequently, there is a question of what is in fact the intent of the property owners.

It is believed that the program is being twisted to fit the property for the convenience of the property owners instead of the property being used to take care of the objectives of the program.

Questioned by the Commission as to whether corrective measures were made with Hale Kipa, the neighbors explained at the time they were not aware Hale Kipa existed in the neighborhood. Upon being cognizant of the program, they became tolerant of the youths. However, it is more difficult now to tolerate them. They would object to long-term residency periods.

Ms. Joanne Lundstrom, Director, Child and Family Service Group Home Program, and Mr. Sam Cox of Hale Kipa were recalled and questioned by the Commission.

Regarding the Group Care Home, Ms. Lundstrom responded to the following questions:

1. What kind of children are admitted for long-term at this facility?

   Troubled youth who have problems at home or youths who have no home are admitted to the facility. Institutional placement would be detrimental to their adolescent development to adulthood.

2. Are any youths intensively in drugs or would be considered fairly serious psychiatric cases?

   They would not be accepted in the group care program.

3. Speak to the effect of joint use - shelter to long-range foster care places.

   "We're two separate administrations - Group Homes by Child and Family Service and Hale Kipa by Hale Kipa, Inc. We occupied the home with five in-residents since mid-June. Since then, overlapping of the program has been absolutely nil. Both run separately. We have an agreement that's how it will remain. I don't see any detrimental effect. Mainland sources indicate they are compatible, philosophically."

Concerning Hale Kipa, Mr. Cox gave the following additional information:

1. Their youths have free-time from 2:00 p.m. to 5:00 p.m. No drugs are allowed. If youths are caught smoking pot, they are counseled and if no result, expelled to the Detention Home. Youths are readmitted under strict contract, usually with no free time. Approximately four residents are expelled per month.

2. Complaints received are tended to immediately. Boyfriends were calling for girls at the facility. That is now prohibited and they are encouraged to meet off the premises.

3. Regarding lease arrangements, they have an indefinite lease. The church has plans for an old people's home.

There was no further discussion. The public hearing was closed and the matter deferred to the next Commission meeting on September 13, 1977.

The Chairman had to leave the meeting at this point. He appointed Commissioner Charles Izumoto Chairman pro tem.

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
CERTIFICATE OF
APPROPRIATENESS
(CIVIC CENTER PARKING BLDG.)
BUILDING DEPARTMENT,
C&C OF HONOLULU
(FILE #77/HCD-24 BL)

A public hearing was held to consider a request for a Certificate of Appropriateness for the construction of a Civic Center Parking Building on approximately 223,433 square feet of land located at Hotel, Beretania, Alapai and Kapiolani Extension, Tax Map Keys: 2-1-33 and 2-1-34.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

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

There were no questions concerning the Director's report.

TESTIMONY IN SUPPORT

1. Mr. Clarence E. Beck, Executive Director, Downtown Improvement Association (Testimony dated Aug. 16, 1977, attached)
2. Mr. Ernest Yuasa, Building Superintendent, Building Department, City and County of Honolulu

Mr. Yuasa stated that the proposal implements one phase of their master planned super block. Landscaping plans for the facility blends with the super block concept.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Zane, seconded by Mrs. Kagan and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mrs. Zane, seconded by Mrs. Kagan and carried.

AYES - Izumoto, Kagan, Lee, Sarber, Zane
NAYES - None
ABSENT - Kamiya, Kuna, Wiederholt

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
CERTIFICATE OF
APPROPRIATENESS
(NEW STATE OFFICE BLDG. &
DEMOLITION OF THE BUREAU
OF CONVEYANCES BLDG.)
STATE OF HAWAII/DAGS/
PUBLIC WORKS DIVISION,
PLANNING
(FILE #77/HCD-5 SM)

A public hearing was held to consider a request for a Certificate of Appropriateness for the construction of a new State Office Building and the demolition of the Bureau of Conveyances Building at Queen, Mililani, Halekauwila and Punchbowl Streets, Tax Map Key: 2-1-26: 1, 3, 5 & 22.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Bill Ducheck presented the Director's report recommending approval of the project.

There were no questions regarding the Director's report.

TESTIMONY IN SUPPORT

Mr. Joe Farrell, Project Architect, requested that Condition 1 be changed to allow for some flexibility as follows: "The design of the exterior ground floor arcade columns shall be revised in a manner to reduce their massive appearance and to more closely relate the design of the office building to the rounded and curvilenear form of the federal building."

Mr. Ducheck agreed with the change.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Kagan, seconded by Mrs. Zane and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the proposal, subject to the conditions in the report, except Condition 1 which is to read as follows:

"The design of the exterior ground floor arcade columns shall be revised in a manner to reduce their massive appearance and to more closely relate the design of the office building to the rounded and curvilenear form of the federal building."

The motion was made by Mrs. Kagan, seconded by Mr. Sarber and carried.

AYES - Izumoto, Kagan, Lee, Sarber, Zane
NAYES - None
ABSENT - Kamiya, Kuna, Wiederholt

PUBLIC HEARING
HCSD NO. 4 CHINATOWN
CERTIFICATE OF
APPROPRIATENESS
(DEMOLITION OF THE ALOHA
HOTEL BUILDING)
RICHARD WONG
(FILE #77/CT-5 BT)

A public hearing was held to consider a request for a Certificate of Appropriateness for demolition of the Aloha Hotel Building at 1311 Maunakea Street, Tax Map Key: 1-7-03: 53.

Publication was made in The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Ben Torigoe presented the Director's report recommending approval of the request.

There were no questions concerning the Director's report.

No one spoke either FOR or AGAINST the project.

The public hearing was closed, on motion by Mrs. Zane, seconded by Mrs. Kagan and carried.

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

AYES - Izumoto, Kagan, Lee, Sarber, Zane
NAYES - None
ABSENT - Kamiya, Kuna, Wiederholt

PUBLIC HEARING
ZONE CHANGE
(R-3 RESIDENTIAL & I-1
LIGHT INDUSTRIAL TO
B-2 COMMUNITY BUSINESS)
KANEOHE
GEORGE M. HASEGAWA, INC.
(FILE #77/Z-10 HE)

A public hearing was held to consider a request for a change in zoning from R-3 Residential and I-1 Light Industrial to B-2 Community Business District on approximately 30 acres of land in Kaneohe, Tax Map Keys: 4-6-11: 1,2,3,4,5,6,7; and 4-6-30: 23-38-39-48.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the proposal, subject to conditions in the report.

There were no questions concerning the Director's report.

TESTIMONY IN SUPPORT

1. Mr. Ed Jones representing the Kaneohe Business Group (Written testimony dated Aug. 10, 1977, attached)
2. Mr. Robert Hinazumi, Attorney, representing the applicant
3. Mr. Robert Lyles, Project Architect
4. Mr. John Pietsch, President of Norris, Beggs & Simpson, Joint Project Developers

TESTIMONY IN SUPPORT (CONT.)

5. Letter from Neighborhood Board No. 30, Planning and Zoning Committee indicating their support of the concept of the regional shopping center. Their concerns relate to traffic congestion, the appearance of the mall, and future impact on the development of the Windward side. They wish to be kept abreast of any development plans for the Windward Mall as they occur.

Mr. Hinazumi stated the proposal will stimulate economy for Kaneohe. He agreed with the conditions in the Director's report.

TESTIMONY AGAINST

Mrs. Valerie Humphries representing the Windward Action Group and the Windward Resource Center.

OBJECTIONS:

1. Surface parking is proposed. Was underground parking considered?

2. The view of the Koolau mountains should be preserved. Tourism adds to the economy of Kaneohe. There is no guarantee that the proposal will not be more than 25 feet or that other developments occur which might mar the view of the Koolau mountains.

3. The proposal is premature. Studies should be undertaken to determine whether the existing zoning might be more beneficial to the community. I-1 Light Industrial zoning would supply much more in the way of jobs, stores and proposed businesses.

4. An urban design evaluation of the Kaneohe area is necessary and funds are presently available in the Department of General Planning for that purpose. A review of existing design controls and various other problems is necessary.

5. The proposal will not alleviate peak hour traffic. An employment center is needed.

6. Question whether another shopping mall is necessary. A jewelry and sporting goods operation in an existing shopping center (across the street from the proposed mall) went bankrupt.

7. Although the Kaneohe Business Group has a vested interest in the proposal, citizens also have a vested interest in their community. There is insufficient evidence to indicate that the community supports the proposal.

The public hearing was closed, on motion by Mr. Sarber, seconded by Mrs. Zane and carried.

The matter was deferred to the next Commission meeting on September 13, 1977. The Commission requested the following additional information:

1. Market studies and the need for a shopping center in the subject area.

2. Need for adequate buffering between the subject site and the abutting school.

PUBLIC HEARING
HCSD NO. 4 CHINATOWN
CERTIFICATE OF
APPROPRIATENESS
(DEMOLITION OF THE ALOHA
HOTEL BUILDING)
RICHARD WONG
(FILE #77/CT-5 BT)

A public hearing was held to consider a request for a Certificate of Appropriateness for demolition of the Aloha Hotel Building at 1311 Maunakea Street, Tax Map Key: 1-7-03: 53.

Publication was made in The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, August 6, 1977. No letters of protest were received.

Mr. Ben Torigoe presented the Director's report recommending approval of the request.

There were no questions concerning the Director's report.

No one spoke either FOR or AGAINST the project.

The public hearing was closed, on motion by Mrs. Zane, seconded by Mrs. Kagan and carried.

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

AYES - Izumoto, Kagan, Lee, Sarber, Zane
NAYES - None
ABSENT - Kamiya, Kuna, Wiederholt

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(EXPANSION OF COMMUNITY
GROUP HOME FOR GIRLS)
MAUNAWILI-KAILUA
CHILD & FAMILY SERVICE
(FILE #77/CUP-6 EY)

The public hearing held August 2, 1977 was deferred at the applicant's request, and for an opinion from Corporation Counsel.

The Executive Secretary reported that the applicant has requested additional time to study the matter.

No discussion followed.

The matter was deferred to the next meeting on Sept. 13, 1977.

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT/
SPECIAL USE PERMIT
(RECREATIONAL THEME PARK)
KAHE POINT
OAHU CORPORATION
(FILE #77/CUP-3 &
#77/SUP-2 RH)

The Commission considered this matter on the following dates:

June 21 - public hearing held and closed.
July 5 - questions of various agencies.
July 19 - 15-day statutory requirement on SUP.
Fernandez presentation.
Deferred for CUP/SUP opinions from Corp. Counsel & Attorney General and drafting of Conditions.
Aug. 2 - Approved, subject to conditions & review of draft Resolution.

Copies of the draft Resolution were circulated to the commissioners.

Mr. Matt Pyun, Attorney for the applicant, agreed to the conditions contained in the draft Resolution.

No discussion followed.

MOTION: Mrs. Zane moved to recommend approval of the draft Resolution, seconded by Mr. Sarber.

The motion failed for a lack of quorum vote.

Commissioner Lee, who had abstained from voting on previous action on this matter because she was not familiar with the subject matter, also abstained from voting on this issue.

AYES - Izumoto, Kagan, Sarber, Zane
NAYES - None
ABSENT - Kamiya, Kuna, Wiederholt
ABSTAINED - Lee

The matter was deferred to the next meeting on Sept. 13, 1977.

ADJOURNMENT: The meeting adjourned at 6:00 p.m.

Respectfully submitted,

Henrietta B. Lyman

Henrietta B. Lyman
Secretary-Reporter

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

August 12, 1977

MEMORANDUM

TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, CHIEF PLANNING OFFICER

SUBJECT: DEVELOPMENT PLAN WORK PROGRAM

We want to take this opportunity to bring the Planning Commission up to date on the work program and to give you some idea of the role that you will be playing in this most important process.

As you are probably aware, we have been working at two levels for the last six months. First, we prepared the basic work program which detailed the various technical elements and tasks that were required in doing the development plans for the eight areas of Oahu. Attached is a chart describing the overall program. In developing this program, we have had an excellent working relationship with the City Council.

Our second task was to make sure that we were going to have an effective means of involving the citizens. For the last seven months, working in close cooperation with the Neighborhood Commission, the established Neighborhood Boards, Community Organizations and the Councilmen, we have worked out a participation program that will guarantee that we will have an effective means of working with the residents in each of the 32 Neighborhood Board areas. The Lead Neighborhood Organization in each area will be assisting us in gathering and disseminating information. This will assist this department and the general public in preparing development plans that will reflect a blending of

technical skills and community insights.

We are happy to report that our work program has been adopted by the City Council, and the participation program is being endorsed by an overwhelming majority of the 32 Neighborhood Board areas. The support of the City Council for the citizen participation element we expect to be further indicated by the passage of a supplementary request in an amount exceeding $100,000. These funds will allow the administration through the Neighborhood Commission staff to assist the Neighborhood Board areas and regional planning groups in setting up informational meetings, reproducing minutes of the various citizen meetings, and getting the information out to the general public. Funds will also be available for an intensive citizen training workshop which is going to be held on September 17-18, 1977 at the Kuilima Hotel. At that time, three persons from each of the 32 areas will be assisted in getting ready to start their important leadership tasks in their respective communities. We would encourage the commissioners to attend at least the Saturday morning portion of that seminar.

So in a real sense, we have moved out of the preparation stage and are entering the working phase. We are in the process of awarding the consultant contracts, representing a substantial budget allocation on the part of the Council. What is even more important, the consultants will be providing us with valuable information on resort development, land use needs, urban design objectives and standards, and citizen surveys on issues and conditions. The citizen groups have indicated an enthusiasm to get on with their work following the September seminar, and the staff of the Department of General Planning are hard at work right now. The exciting element in the months ahead will be the discussions that will be taking place between our staff, the consultants and the public. We can truthfully say that the development plan work program has the unique quality of being a united effort of the administration, City Council, and a substantial number of citizens.

We expect that over the next two years the development plan program will be one of the major priority items for the whole of the City and County and especially for the Department of General Planning and the Planning Commission. We will from time to time have workshops for the Commission to acquaint you with the results of our studies and will also be providing you with copies of the Lead Neighborhood Organizations' recommendations. In the latter part of 1978, you can expect to receive the Chief Planning Officer's

proposed Development Plan for Area A--The Primary Urban Center or that area from Pearl City to Kahala. Then every three to four months after that you will be receiving Areas B, C, and D. Therefore up through 1979, the Commission will at regular intervals be hearing from the public and developing recommendations for the City Council.

This effort will be demanding on all of us, but it will be a most exciting and rewarding experience as we plan our City's future.

ROBERT R. WAY
Chief Planning Officer

RRW:ak
Att.

PROPOSED WORK PROGRAM
FOR THE PREPARATION OF
DEVELOPMENT PLANS

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
MARCH 9, 1977 (Revised 3-14-77)

TASKS	CALENDER YEARS	1977								1978								1979								DCP MAN MONTHS	CONSULTANT MAN MONTHS	FUNDS FY 77/78 $	FUNDS FY 78/79 $
	MONTH	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A				
	CUMULATIVE MONTHS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28				
	FISCAL YEAR	77/78														78/79																	
I. GENERAL																																	
A. PROJECTIONS																														5			
B. LAND USE DATA																														21			
II. DEVELOPMENT PLANNING																																	
A. LAND USES																														5	30	180,000	
1. RESIDENTIAL																															(5)		
2. COMMERCIAL																															(4)		
3. INDUSTRIAL																															(4)		
4. RESORT																															(4)		
5. GOVERNMENT																															(1)		
6. AGRICULTURAL																															(2)		
7. RECREATIONAL																															(4)		
8. PRESERVATION/OPN SP																															(3)		
9. MILITARY																															(2)		
B. URBAN DESIGN																														3	10 (7)	60,000(1)	
C. OTHER ELEMENTS																																	
1. AREAS, SITES & STRUCTURES																														8			
2. THOROUGHFARES, HIGHWAYS & STR.																														10			
3. PUBLIC BLDGS, FAC. FOR UTILITIES, TERMINALS & DRAINAGE																														18			
III. DESIGN OF DEVELOPMENT PLANS																																	
A. ALTERNATIVES																														35			
B. EVALUATION																														46			
FACILITY ANALYSIS																															15		90,000
IV. PARALLEL ACTIVITIES																																	
A. PUBLIC PARTICIPATION SURVEYS																														36		55,000	55,000
B. MAPPING (1) BASE MAPS																														15 (+100 From DLU)		64,000	
C. STATEMENTS																														26			
D. PROJECT ADMIN.																														91		6,000	5,000
																														TOTALS			
																														319 (+100 From DLU)		365,000	150,000

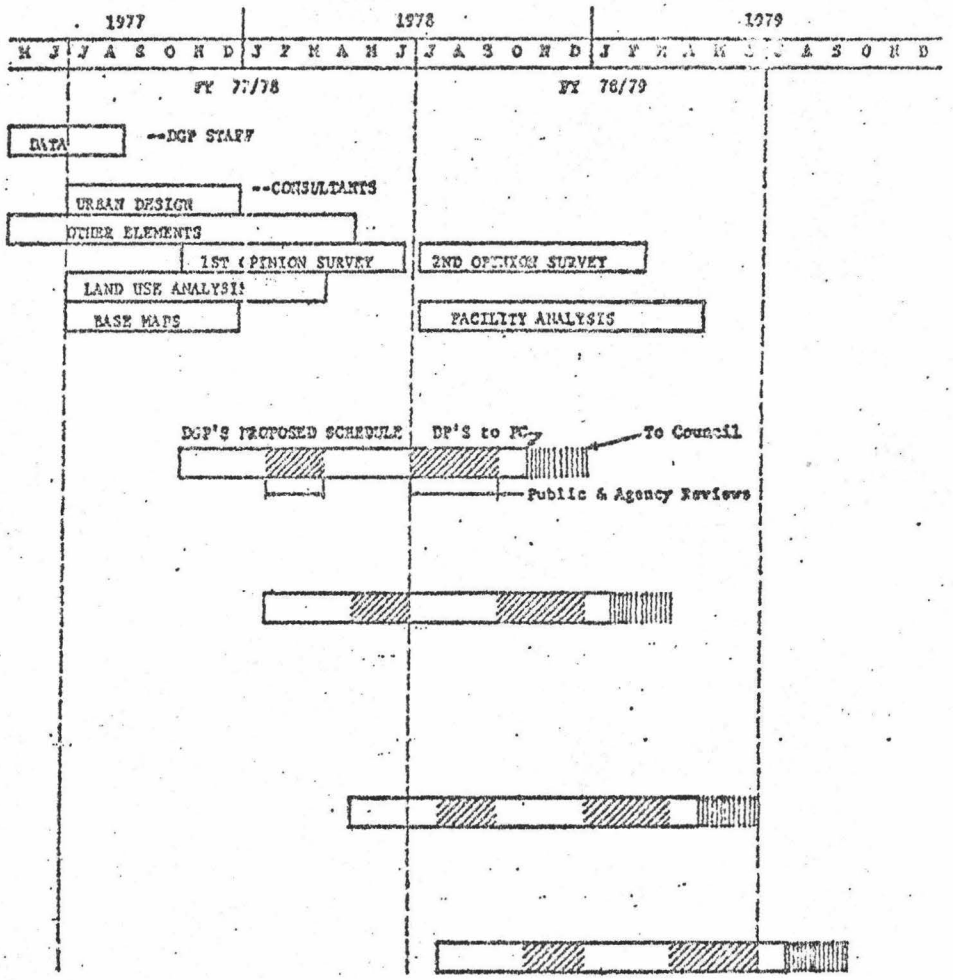
(1) ASSUMES 8 DP AREAS AND MAPS

4=DCP STAFF

--CONSULTANTS

CENTRALIZED TIME SCHEDULE
FOR PREPARING
DEVELOPMENT PLANS

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
MARCH 8, 1977 (Revised 3-14-77)



AREA A (1 MAPS)

PRIMARY URBAN CENTER

HONOLULU (KAHALA-KALAMA)

AIEA-PEARL CITY

AREA B (2 MAPS)

SECONDARY URBAN CENTER AND GENERAL OAHU

EWA-MAKAKILO

WAIPAHU-CRESTVIEW

MILILANI-WAIPIO

WAHIAWA

AREA C (2 MAPS)

AINA KOA-HAWAII KAI

KAILUA-WAIMANALO

KANEOHE BAY

AREA D (3 MAPS)

KOOLAULOA

NORTH SHORE

WAIANAE COAST

DGP8/77-2216

SOUTH YOUNG STREET RESIDENTS ASSOCIATION

1103-102 Kemole Lane • Honolulu, Hawaii 96814

August 11, 1977

Mr. Randall Kamiya, Chairman
Planning Commission
Honolulu, Hawaii

Dear Sir,

The South Young Street Residents Association supports the zoning change from B-2 Business District, to B-3 Business Residential District, for the areas between King, McCully, Beretania and Isenberg Streets.

This zoning change will benefit the landowners of this community. The residential and apartment landowners will be able to repair, remodel or rebuild their homes or apartments, although the small landowners may need variances to rebuild their homes. The existing businesses will be able to continue as usual.

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GENERAL PLANNING
C & C HONOLULU

Therefore, we urge the Planning Commission to approve this change as it will help both residential and apartment landowners, while not cutting into businesses already established.

Sincerely,

Bernard Sato
Janet K. Nishi
Hilda C. L. Lee
Sarah C. Lee
Jane S. Ueoka
Martha Nakaya
Patsy T. Kuwahara
Irene F. Tahara
Doris Y. Kawahara
Yasu Nakata
Momoe Zanaba
Kiyashi Tsukada

South Young Street Residents
Association Steering Committee

DGP 8/77-2235

2

Speaker
JAMES H. WAKATSUKI
Vice Speaker
DANIEL J. KIHANO
Majority Leader
RONALD Y. KONDO
Majority Floor Leader
JANN L. YUEN

First District
JACK K. SUWA
Second District
HERBERT A. SEGAWA
*KATSUYA YAMADA
Third District
YOSHITO TAKAMINE
Fourth District
MINORU INABA
Fifth District
*RICHARD L. CALDITO Jr.
GERALD K. MACHIDA
Sixth District
RONALD Y. KONDO
*MEYER M. UEOKA
Seventh District
*ROBERT D. DODS
‡DONNA R. IKEDA
Eighth District
*STEVE COBB
JACK LARSEN
Ninth District
*TED T. MORIOKA
CALVIN K. Y. SAY
Tenth District
KEN KIYABU
LISA NAITO
Eleventh District
JOHN S. CARROLL
††KINAU BOYD KAMALII
Twelfth District
CARL T. TAKAMURA
*CLIFFORD T. UWAINE
Thirteenth District
NEIL ABERCROMBIE
HIRAM L. FONG Jr.
CHARLES T. USHIJIMA
Fourteenth District
RUSSELL BLAIR
KATHLEEN STANLEY
Fifteenth District
BYRON BAKER
RICHARD IKE SUTTON
Sixteenth District
*TED MINA
TONY NARVAES
Seventeenth District
CHARLES M. CAMPBELL
RICHARD GARCIA
Eighteenth District
MITSUO UECHI
JAMES H. WAKATSUKI
Nineteenth District
BENJAMIN J. CAYETANO
NORMAN MIZUGUCHI
Twentieth District
DANIEL J. KIHANO
MITSUO SHITO
Twenty-First District
JAMES AKI
*HENRY H. PETERS
Twenty-Second District
*OLLIE LUNASCO
*YOSHIRO NAKAMURA
Twenty-Third District
CHARLES T. TOGUCHI
Twenty-Fourth District
†RALPH KANICHI AJIFU
‡FAITH P. EVANS
Twenty-Fifth District
JOHN J. MEDEIROS
ANDREW K. POEPOE
Twenty-Sixth District
JANN L. YUEN
Twenty-Seventh District
RICHARD A. KAWAKAMI
*TONY T. KUNIMURA
DENNIS R. YAMADA

*Assistant Majority Floor Leader
†Minority Leader
††Minority Floor Leader
‡Assistant Minority Floor Leader

HOUSE OF REPRESENTATIVES
THE NINTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

August 12, 1977

Mr. Randall Kamiya
Chairman, Planning Commission
Honolulu, Hawaii

Dear Mr. Kamiya:

I would like to add my support to that of the South Young Street Residents Association and other members of our community for the proposed zoning change from B-2 (Business District) to B-3 (Business Residential District).

As a long-time resident of the Moiliili-McCully area, as well as a legislator, I feel it is very important that our zoning and land-use policies take into consideration the needs and interests of all members of our community. For too long now, the small Homeowners and business people of the South Young Street area have lived under the threat of losing their homes and livelihood because of the stringent restrictions upon remodeling and reconstruction imposed by the current B-2 zoning. The B-3 zoning change under consideration today will greatly help to remove this threat, while at the same time enabling the larger established businesses to continue as usual.

Thus, I would like to urge the members of the Planning Commission to act favorably upon this much-needed zoning change. Thank you for your time and consideration.

Sincerely,

Carl Takamura

Carl T. Takamura
Representative
12th District

CTT:ln

cc: Mr. Bernard Sato, South Young Street Residents Association
Mr. Randy Hara, 3M Council
Representative Clifford Uwaine, 12th District

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DGP 8/77-2226

Speaker
JAMES H. WAKATSUKI
Vice Speaker
DANIEL J. KIHANO
Majority Leader
RONALD Y. KONDO
Majority Floor Leader
JANN L. YUEN

First District
JACK K. SUWA
Second District
HERBERT A. SEGAWA
*KATSUYA YAMADA
Third District
YOSHITO TAKAMINE
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MINORU INABA
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*Assistant Majority Floor Leader
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‡Assistant Minority Floor Leader

HOUSE OF REPRESENTATIVES
THE NINTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

August 11, 1977

Mr. Randall Kamiya, Chairman
Planning Commission
Department of General Planning
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kamiya:

Thank you for your notice of a public hearing on August 16, 1977.

It is with vigorous support that I strongly endorse the zoning change in the Moiliili district (Tax map keys: 2-8-03 and 2-8-04; portions of 2-8-08 and 2-8-09) from B-2 Community Business District to B-3 Business-Residential District.

I regret that because of prior commitments, I will not be able to personally provide oral testimony, however, please express my support for the Moiliili zoning change to the other members.

Again, thank you very much.

Sincerely yours,

Clifford T. Uwaine

Clifford T. Uwaine
State Representative
Twelfth District

CTU:jfm

cc: Mr. Bernard Sato

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C & C HONOLULU

L418/77-5637
76/Cup-24

MRS. JOHN F. McDERMOTT, JR.
1950 Judd Hillside Road, Honolulu, Hawaii 96822

August 11, 1977

Mr. George Moriguchi
Director of Land Utilization
City and County of Honolulu
650 S. King Street
Honolulu, Hawaii 96822

Dear Mr. Moriguchi:

I am writing in support of Hale Kipa's request for a Conditional Use Permit for the house at 2222 University Ave. Currently five youth can be served at the house; the request to increase the number allowed to eight is certainly reasonable, in my opinion, as the house itself is large enough and the supervision provided is sufficient for the added three persons. During most months, there is a waiting list of runaway youth who could benefit from Hale Kipa's shelter and supportive services; thus allowing three more to be served at a time should help Hale Kipa better meet the need in our community.

As a Manoa resident for the past five years, I favor the unique characteristics of this neighborhood- allowing for not only single family residences but a diversity of living facilities. It is very important for Hale Kipa and similar services to be located in residential neighborhoods, I believe, and Manoa lends itself to this both in location and character.

I hope that the Commission will approve Hale Kipa's request. Thank you for your attention.

Sincerely,

Sarah McDermott

TESTIMONY BEFORE THE CITY PLANNING COMMISSION OF THE CITY AND COUNTY OF HONOLULU IN SUPPORT OF A CONDITIONAL USE PERMIT FOR HALE KIPA, INC., BY MYRON B. THOMPSON.

As a social worker and former director of Queen Liliuokalani Children's Center, I am well aware of the problems of Hawaii's "throwaway" children--youth who have exhausted their families, friends and themselves in their struggle towards adulthood.

For some, a brief moratorium with shelter and caring people, as Hale Kipa provides, can bring about a reconciliation. For others, the familial ties take longer to re-connect, and during the emotional and social rehabilitation process, they need a safe, secure place to live, to grow and to experience social adaptation. The Group Home Program allows time, professional help, and adult supervision for this restoration process to occur.

It's hard to take issue with a youth residential program aimed at restoration of youths and families. However, although most people would agree with this concept, too many feel that these youngsters should be housed and treated in someone else's neighborhood.

And the character of the neighborhood needed? A Group Home differs little in content from membership in a large family home. What differences exist tend toward more structure, more "living together" rules, less tolerance for acting out behavior, more discipline than occurs in most families. And, unlike a family member, if a youth cannot make the adjustment to a community Group Home, he/she will not be allowed to remain in community placement.

Although there is a risk in accepting such community-based

programs in one's neighborhood, the risk is minimal. Those youth who will be served by this type of facility are youngsters who are having difficulties with their families and who are able to handle a regular school program. These youngsters can benefit from living in a nice home in a stable, pleasant neighborhood with accessibility to a variety of educational, cultural and recreational resources.

Myron B. Thompson

Myron B. Thompson

Connell

LU 8/77-5652
76/Cup-24

August 14, 1977

(4)

Mr. George Moriguchi, Director
Land Utilization Review Board
City Hall.

Re: Hale Kipa Conditional Use Permit

Dear Mr. Moriguchi:

We support Hale Kipa's application for a conditional use permit to operate their facility at 2222 University Ave.

We are residents of Manoa with two children aged seven and nine. We realize that for a program such as Hale Kipa it is important to be located in a residential area. We trust the board and supervisors of Hale Kipa will maintain the facility to suit neighborhood needs. Sincerely,

Thomas Maretzki
Hatsumi S Maretzki Ph.D.

2800 A Puuhonua Street
Honolulu 96822

To The Planning Comm. sion
c/o Mr. Randall Kamiya, Chairman

August 16, 1977

4

My name is Clarence Sugihara and I have lived at 2227 Oahu Avenue for the past 20 years. My home is separated from the requesters' property by Walu Way and lies mauka of the Honolulu Holiness Church.

A number of years ago a variance was obtained by the Hawaiian Evangelical Association (Hawaii Conference, United Church of Christ) to build a maid's quarters on a 18,000 sq. ft. R4 residential lot. I would approve of such a request to provide a caretaker for the ministers residing in the two existing structures. Shortly after the construction of the maid's quarters the Association deviated from the original intent of providing lodging for the ministers and instead rented the three structures. This action seems most improper and unethical. Renting of the maid's quarters was a violation of the comprehensive zoning code and the Association was duly cited in January, 1977 (READ CITATION PAPER). This rental business has been going on for years.

In January, 1977 a conditional use permit was requested by Hale Kipa to increase from four to eight the number of teenagers to be housed in the single-story structure. In preparation for the hearing relative to this matter, I made a note to ask the Commission that if this request was granted, what would prevent Hale Kipa from expanding into the neighboring two-story structure.

Sure enough in mid-June came a notification asking for the same conditional use permit by Hale Kipa plus that of the Child and Family Services for twelve teenagers to be accommodated in the two-story structure. In 1971 the Zoning Board of Appeals had a hearing for this same two-story structure. The request to increase the number of students from five to eight was denied (READ REPORT). Why should the same issue of dormitory use be revived at this time? Why should one

premise ask for special consideration for so many exceptions?

We are not disputing the merits of projects such as Hale Kipa. However, with programs of this nature there will arise situations disagreeable to the neighbors. There is increased foot and vehicular traffic including that of the staff, visitors, and Hale Kipa's own transportation van which goes up and down Walu Way so many times during the day. Our driveway runs from Oahu Avenue to Walu Way. Lately, it has been used more frequently by strangers. One specific incident which causes me alarm has to do with one of the youths from Hale Kipa who was caught taking something from our yard. In the presence of one of the counselors, he was asked why he did such a thing. His answer was "one of the other boys dared me." I wonder what would happen some day if one of the dares were to be of a more serious nature.

Because of the concern provoked by this request the neighbors of this subject parcel met last week. Numerous complaints were voiced during this meeting. It seems in the last few months problems never encountered previously are now taking place. Some of these people will express their feelings this afternoon.

The character of the neighborhood has changed. There is among some of us a feeling of uneasiness, unhappiness, frustration and despair. Past the stage of tolerance the neighbor immediately mauka of Hale Kipa has put up his residence for sale. If four teenagers directly or indirectly are responsible for some of these unpleasant situations, how great a problem will twenty create. In opposition to this request we respectfully submit this petition which reads

We, the immediate neighbors of 2220-2222 University Avenue, ask the Planning Commission to deny the conditional use permit requested by Hale Kipa and the Child and Family Services.

Name	Address
Kiyoko Ishida	2230 Oahu Ave
Masao Ishida	2230 Oahu Ave
Harrison Ishida	2230 Oahu Ave.
Linda Ishida	2230 Oahu Ave
Ruth Morihara	2236 Oahu Ave
James L. MORIHARA	2236 OAHU AVE
Theodore Sugihara	Theodore Sugihara 2227 Oahu Ave.
Patricia Sugioka	2227A Oahu Ave.

(33)

We, the immediate neighbors of 2220-2222 University Avenue, ask the Planning Commission to deny the conditional use permit requested by Hale Kipa and the Child and Family Services.

	Name		Address
1.	Jacob Wee	JACOB YWee	2226 University Ave.
2.	Esther Wee	ESTHER Wee	2226 University Ave.
3.	Esther Sato	ESTHER Sato	2128 Oahu Ave.
4.	Chieno Sugihara	Chieno Sugihara	2227 Oahu Ave
5.	Barbara Ishida	Barbara Ishida	2230 Oahu Ave
6.	Aki Chun	AKI CHUN	2312 Kaala St.
7.	Herbert Y.T. Leong	HERBERT Y.T. LEONG	2237 Oahu Ave.
8.	Kaiso Hamai	KAISO HAMAI	2245 Oahu Ave.
9.	Yoshio Sato	YOSHIO SATO	2128 Oahu Ave
10.	Hidetoshi Suyeoka	Hidetoshi Suyeoka	2127 Oahu Ave
11.	Shoichi Suyeoka	Shoichi SUYEOKA	2127 Oahu Ave.
12.	Dean M. Suyeoka	DEAN M. SUYEOKA	2127 Oahu Ave.
13.	Kazue E. Yamane	KAZUE E. YAMANE	2226 University Ave 96822
14.	Kuniko Suyeoka	Kuniko Suyeoka	2127-A Oahu Ave
15.	D'Lorah Arthur	D'Lorah Arthur	2342 Waiu Way
16.	Toshiharu Ikezaki	Toshiharu Ikezaki	2305 Oahu Ave.
17.	James Yoshihara	JAMES YOSHIHARA	2236 Oahu Ave
18.	C.Y. Sugihara, M.D.	(C.Y. Sugihara)	2227 Oahu Ave.
19.	Alice Suyeoka	Alice Suyeoka	2127 Oahu Ave.
20.	Helen Oka	HELEN OKA	2319 Kaala ST
21.	Rose L Chun	ROSE L CHUN	2312 Kaala St
22.	Grace M. Hamai		2245 Oahu Ave.
23.	Mrs. Charlotte Kam		2323 Kaala St.
24.	William J. Cooke	William J. Cooke	2351 Waiu Way
25.	Barry M. Ishida		2230 Oahu Ave

Dean Suyeoka
2127 Oahu Ave.
Honolulu, Hawaii 96822
August 12, 1977

City Planning Commission

Dear Commissioners,

My name is Dean Suyeoka and I reside at 2127 Oahu Avenue. Firstly, please excuse my absence today, but prior commitments force me to be out of town at the time of this hearing.

My opposition to the granting of the Conditional Permit, (76/CUP-24 (EY)), is a result of personal observations and some, (I hope), careful thinking.

Although my residence is not immediately adjacent to the property in question, in (roughly), the last six to eight months, several strange and frankly, unsettling incidents have occurred. A new forty-five pound box of laundry detergent disappeared, as well as a two and one-half gallon gasoline can. During the last mango season, our trees were stripped of fruit--both ripe and green. If it was merely a few, there would be no problem, but the trees were picked clean during the night, leaving nothing the next day for us. This occurred as often as four to five times a week. Also, there have been many instances of people coming into the yard at night. The trespassers were so bold as to even use the toilet we have in the laundry room. We are not the only residents in the area to have been victims to these types of intrusions.

Also, the very noticeably increased pedestrian and vehicular traffic has forced us to be extremely wary about private property. These concerns range from numerous cars parked on the lane (Walu Way), and on sidewalks,

to strangers walking through the property. I have found it necessary to install padlocks on our tool shed and laundry room, and to lock our cars, in order to sleep comfortably at night.

As it stands, I feel that Hale Kipa's present "enrollment," and (legal) capacity of five unrelated persons, is no imposition on me. In fact, I would applaud their stated intentions and efforts. I do feel however, that to allow an increase in the number of occupants in the present Hale Kipa, to eight; and to allow twelve more to occupy the adjacent structure, will have adverse effects on the neighborhood, while at the same time, perhaps, even injuring the program's effectiveness.

Respectfully Submitted,

Dean M. Suyeoka

Dean M. Suyeoka

DGPS/77-2215
File Copy

(ORIENTAL MISSIONARY SOCIETY)

Honolulu Holiness Church

2207 OAHU AVENUE • PHONE: (808) 946-4031 • HONOLULU, HAWAII 96822

KENNETH K. ASHITOMI
MINISTER, ENGLISH DEPARTMENT

DAVID T. HOSOMI
MINISTER, JAPANESE DEPARTMENT

RECEIVED
AUG 15 AM 8:11
DEPT. OF GENERAL PLANNING
CITY & COUNTY OF HONOLULU

10 August 1977

Mr. Randal Kamiya
Chairman, Planning Commission
Dept. of General Planning
650 South King St.
Honolulu, Hawaii 96813

RE: 2220 & 2222 University Ave, Manoa - Conditional Use Permit

Dear Mr. Kamiya:

The Honolulu Holiness Church, 2207 Oahu Avenue, 96822 and the church's parsonage, 2334 Walu Way, 96822 is directly opposite of the above property, divided by Walu Way. We have a church membership of 184.

The Board of Trustees met informally and agreed that we are not opposed to the location of the Child & Family Service program. We believe that they have the same motive and goal in helping our youth. Since these two homes have been occupied by the organization, we have had an increase in auto traffic and noise; vandalism and disregard in caring for the property.

We are opposed in granting an increase in the number of teenagers to occupy the premises beyond the legal limit. The increase of teenagers may possibly increase the neighborhood problems. Many of our neighbors have expressed their unhappy feelings toward the teenagers and supervisors. The constant changeover of occupants causes constant reminder & repetition of desired behaviors.

We would like the planning commission to be specific in defining "unrelated occupants."

Sincerely,

Kenneth K. Ashitomi,
Pastor

inform
P.S. Please/Mr. Edmund Young that I would like to offer these comments publicly during the 8/16/77 scheduled hearings. Mahalo!

My name is William J. Cooke, and I reside at 2234 University Avenue, one lot away from the property in question. I would like to express my opposition to the application for the conditional use permit now under discussion. My opposition is based on two main points, first the defacto rezoning and the increase in density this permit will allow, and secondly, the nature of the proposed increase. In both regards, the immediate neighbors are likely to be adversly affected.

Lower Manor, as a community has been vigourous in its opposition to changes in its neighborhood character and in density. It does not seem consistent to have applications for large scale rezoning denied, while allowin g bit by bit increases in density which will end result in the same conditions. The 2200 block of University avenue is particularly uunsuitable for any increased density uses. The property in question does not have any driveway access to University Avenue but receives all vehicle traffic from Walu Way, a twelve (12) foot wide alley way. This alley way serves as the access to several of the immediate neighbors including those of us with driveways on University Avenue, as the traffic conditions on University Avenue often make it impractical to use that access. The premises in question have about six combined parking places, although even at the present density several more cars are often parked on the lawns. On street parking in the University area is of course extremely difficult. As can be seen from these points, any increase in residents will likely lead to much heavier use of a substandard road and increased parking problems for the immediate neighbors. Foot traffic in the neighborhood has also increased even at the present density, and with an increase in residents we can expect an even greater number of pedestrians cutting across yards and so forth.

As to the purposes of the activities in question, it is my understanding based on their proposals that they aim to provide a residential setting for these juveniles. Twenty kids in two houses on one lot is not residential, it is a dormatory. Even at the present densities the adult supervisors have some difficulty in providing the kinds of control that their proposals say they will provide. The kids do smoke pot, sometimes in our yards, they do

wander around in the neighbors' yards looking for whatever, to kill time. But with four times as many juveniles in one area, the problems will be magnified. I personally do not believe the problems experienced by the neighbors to date with the present number of juveniles is any more than from the kids of other families elsewhere in the vicinity. However, I think the bigger the group, the more chance for mischief. Again, if they really want a residential program, a smaller number of juveniles in a larger number of houses not all clumped together would be better for them.

Based on these points, I urge you to reject the application for the conditional use permit for 2220 and 2222 University Avenue.

William J. Cooke

(5)

DOWNTOWN IMPROVEMENT ASSOCIATION 1000 BISHOP STREET/SUITE 602 HONOLULU, HAWAII 96813 PHONE 531-2081

August 16, 1977

TESTIMONY BY
THE DOWNTOWN IMPROVEMENT ASSOCIATION
BEFORE THE PLANNING COMMISSION
ON CERTIFICATE OF APPROPRIATENESS
FOR A CIVIC CENTER PARKING BUILDING
Tuesday, August 16, 1977 - 1:30 p.m.

The Downtown Improvement Association would like to go on record as registering our full support for this project in the Civic Center which, as we understand it, would provide some 900 stalls of off-street parking just Mauka of the City Office Building. This land-scaped and generally underground facility would provide parking not only for city employees but also a generous amount of public parking for patrons of the City Office Building.

This is a facility for which there is a great need, and DIA believes that the idea of placing unsightly parking beneath careful landscaping is the way to go for the Civic Center and Downtown. We not only express our general support for this type of facility ~~not only~~ to serve the municipal office building but in other public areas especially in Downtown where there remains a critical parking need.

We appreciate this opportunity to be heard.

Clarence E. Beck
Executive Director

Lyman (7)

KANEOHE BUSINESS GROUP

P. O. BOX 927 KANEOHE, HAWAII 96744

August 10, 1977

1977-78
OFFICERS

President
FRANCIS ORDENSTEIN

1st Vice President
PRISCILLA LAU

2nd Vice President
JOE MARCELLA

3rd Vice President
KEITH LEWIN

Secretary
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INGE GIULIANI
MELVIN ING
NORA KUROSU
WILLIAM PETERSON
FRED SANJUME
GUY WARD
EVANS YIM

Mr. Randall Kamiya, Chairman
and Members of the
Planning Commission
City and County of Honolulu
Honolulu, Hawaii 96813

Subject: Notice of Public Hearing for August 16, 1977.

Dear Mr. Chairman and Members:

Thank you for the public hearing notice on subject matter, received by our organization.

This is to inform you that the Kaneohe Business Group Executive Board convened on this date, August 10, 1977, in regular session and on our agenda was the public hearing notice.

Mr. Robert Hinazumi and Mr. John J. Pietch, representing Mr. George M. Hasegawa, Inc., appeared before our Board and gave a detailed presentation of the zoning change and plans for the new commercial shopping center as reflected by the Tax Map Key on your public hearing notice.

After considerable dialogue and discussion of the proposed zoning change and shopping center development plans and intent, the Executive Board voted unanimously in favor of the zoning change. Therefore, it is my pleasure and privilege to inform you that the Kaneohe Business Group is on record in favor of the zoning change, having been for some time well aware of the developers plans.

KANEOHE BUSINESS GROUP
P. O. BOX 927 KANEOHE, HAWAII 96744

August 10, 1977

1977-78
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NORA KUROSU
WILLIAM PETERSON
FRED SANJUME
GUY WARD
EVANS YIM

It is our request that your Honorable Body approve of this zoning change without further delay as the new shopping center development will spur the economy and employment in the Kaneohe Community.

Mahalo Nui Loa.

Aloha,

Francis K Ordenstein

Francis Ordenstein
President
Kaneohe Business Group

cc: Mr. George M. Hasegawa, Inc.
The Honorable Wilbert S. Holck
The Honorable Toraki Matsumoto

August 4, 1977

Mr. John Pietsch/President
Norris, Beggs & Simpson
Suite #406, Alexander Young Bldg.
Honolulu, Hawaii

Suite 2610, Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

RE: Kaneohe Development Plan

Dear Mr. Pietsch:

I would like to thank both you and Mr. Hinazumi for presenting the preliminary plans and ideas regarding your proposed shopping complex for the corner of Kam Hwy. and Haiku Rd. in Kaneohe.

Following your discussion the board had a discussion session about the complex and agreed that if done in accordance with your drawing it would certainly be a welcome addition to our community. With this in mind we would like to wholeheartedly support your efforts in obtaining rezoning in order to construct this facility.

We would like to reiterate the concerns that were expressed in the course of this meeting, regarding making sure that the facility did not create any additional problems for the community while offering the new and wide spread retailing opportunities it proposes.

1. We are concerned to make certain that your ingress and egress areas did not create additional traffic congestion on Kam Hwy. by creating a traffic jams at peak hours.

2. We are also concerned that a number of rare and significant trees that have been growing in this area for a number of years be preserved and made a part of your landscaping plan.

3. There was also a suggestion which you agreed with at the time; that it might be nice to include some community oriented facilities in the center to both make the center more of a special gathering place for people in Kaneohe by having a retail outlet for groups such as the senior citizens, who have recently constructed a center to produce crafts and different forms of art.

As you are aware many of the senior citizens in the Kaneohe area are old time residents of the Windward side and are deeply steeped in old Hawaiiana, and their art forms and hobbie crafts could be a very welcome addition to the retailing alternatives to be offered in this center.

One further concern was expressed; that a community bulletin board or public notice center might be established somewhere in the mall that would allow people to post meeting notices and activity notices of events taking place within our community such as town meetings, park dedications, athletic activities and matters of this nature.

We sincerely hope that your project is a success and that it will be as much a credit to our community as your presentation indicated that it would be.

Once again I would reiterate that the Board of Directors wishes to support your efforts in obtaining the rezoning of this land for the shopping complex you discribed.

Very truly yours,

Edward M. Slavish

Edward M. Slavish
President/Kaneohe Community Council

EMS/ds

CEIVE
AUG 8. 1977
Norris, Beggs & Simpson, Ltd

DOPS/77-2230

file

KANEOHE NEIGHBORHOOD BOARD NO. 30
c/o KANEOHE SATELLITE CITY HALL
46-024 KAM HIGHWAY
KANEOHE, HAWAII 96744

RECEIVED
'77 AUG 15 PM 1:33
DEPT OF
GENERAL PLANNING
C & C HONOLULU

August 15, 1977

To: Members of the Planning Commission

From: Planning & Zoning Committee, Kaneohe Neighborhood Board #30.

RE: Kaneohe--Zone Change--77/Z-10
Applicant: George M. Hasegawa, Inc.
Request: Change in zoning from R-3 Residential and I-1 Light Industrial to B-2 Community Business District.

At our August 11th meeting, the Planning & Zoning Committee voted to support the concept of the regional shopping center--Windward Mall--proposed by George M. Haseqawa, Inc.

After careful consideration of the matter, a few concerns were voiced that of traffic congestion, the appearance of the Mall, as well as the future impact on development on the Windward side.

It is our recommendation that all parties involved be kept abreast of all development plans for the Windward Mall as they occur so that these, as well as other concerns, can be laid to rest.

Sincerely,

Dona L. Hanaike

Dona L. Hanaike
Planning & Zoning Committee, Chair
Kaneohe Neighborhood Board #30

Duplicate DGP8/77-2236
77/Supp-Corr. 3
(10)

August 15, 1977

RECEIVED
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DEPT. OF GENERAL PLANNING
C & C HONOLULU

Mr. Randall Kamiya, Chairman
City Planning Commission
Honolulu Municipal Building
Honolulu, Hawaii 96813

Dear Mr. Kamiya:

As a representative of the Waianae Land-Use Coordinating Committee, I testified at the Commission's June 21st meeting against granting the State and City permits for the proposed amusement park at Kahe Point. At its last meeting on August 2nd, the Commission voted 5-2 to recommend approval of the permits. I am writing now to ask the Commission to reconsider its action on Kahe Pt. in light of new facts.

According to news accounts, there exists a water crisis on Oahu. This crisis is partly caused by the current drought and partly by the vast increases in demand that have occurred over the past two decades. This is an ongoing crisis which has only now come to public attention.

In the Ewa-Waianae District, the ground-water lens has been getting overpumped for the past ten years. This condition has caused saltwater intrusion, bringing permanent damage to wells in the Ewa area. In a letter dated October 1, 1976 written to the Department of Land Utilization in response to interrogatories on the subject of the Kahe Pt. proposal, Edward Hirata, Chief Engineer of the Board of Water Supply, stated that the "sustainable capacity" of the Ewa-Waianae District is 15.4 million gallons per day (MGD), but that the BWS is currently pumping 18.6 MGD--3 MGD in excess of the sustainable capacity. Adding to this 3 MGD deficit the 5 MGD. projected need for the recently approved West Beach development, the total requirement is 8 MGD. If the new wells to be drilled at Honouliuli pump the 9 MGD estimated by the BWS, that leaves only 1 MGD for all future needs in the Ewa-Waianae District--including the two recently approved amusement parks.

The Kahe Pt. park is projected to need 320,000 gallons per day, though there is a chance that it may require even more. Caneland will require a slightly lesser amount. The Ewa-Waianae District does not have the water resources to support two amusement parks. In light of this fact, in addition to the traffic problems, environmental problems and questionable economic feasibility of the Kahe Pt. project, we ask that the City Planning Commission reconsider its recommendation of approval of the State Special Use Permit and the City Conditional Use Permit for Kahe Pt.

Eric M. Enos

Eric M. Enos
Waianae Land-Use Coordinating Committee

Sakahashi

Meeting of the Planning Commission
Minutes
September 13, 1977

The Planning Commission held a meeting on Tuesday, September 13, 1977 at 1:30 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:	Randall Kamiya, Chairman Ned Wiederholt, Vice Chairman Charles Izumoto Yuklin Kuna Jacquelene Lee Charles Sarber
ABSENT:	Marion Kagan Gertrude Zane
DEPARTMENT REPRESENTATIVES:	Ramon Duran, Acting Chief Planning Officer Eugene B. Connell, Executive Secretary Bill Ducheck, Asst. Director, Design Bruce Duncan, Asst. Director, Zoning Bob Jones, Asst. Director, Land Use Controls Henry Eng, Staff Planner Roger Harris, Staff Planner Gerald Henniger, Staff Planner Art Muraoka, Staff Planner
MINUTES:	The minutes of August 2 and 6, 1977 were deferred to the end of the agenda at which point the Commission lacked a quorum. The Chairman deferred the matter to the next meeting.
PUBLIC HEARING CONDITIONAL USE PERMIT (MONASTERY IN RESIDENTIAL DISTRICT) NUUANU LLOYD C. FELL (FILE #77/CUP-5 GH)	A public hearing was held to consider a request for a Conditional Use Permit for the establishment of a Monastery on approximately 74,412 square feet of land area in Nuuanu by Hare Krishna, Tax Map Key: 1-8-06: 38. Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, September 3, 1977. Comments received AGAINST the proposal are summarized in testimony OPPOSING the request.

Mr. Gerald Henniger presented the Director's report recommending that the Conditional Use Permit be DENIED.

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

TESTIMONY IN SUPPORT

Attorney John F. Schweigert represented Lloyd C. Fell, the applicant, and Hare Krishna.

REASONS IN SUPPORT

1. Regarding community concerns:

   a. Chanting, drumming and bell ringing at 4:00 a.m. - At his request, this was monitored at 4:00 a.m. by the Head Devotee of the monastery who walked around the property. He did not hear the noise.

   b. Off-street parking problems - There is adequate parking for devotees of the monastery. The problem exists for churches in Nuuanu and attendant events which take place. Attempts are being made to have the cars park on the Pali Highway. Denying the CUP will not solve the problem.

   c. Disrespect for neighbors' rights, trespassing, stealing, littering - These are problems which can be conditioned. They are trying to overcome these problems. The individual offender should be dealt with rather than deny the CUP for the entire organization. There are good and bad devotees in this organization as there are good and bad individuals in all organizations.

   d. The cow kept on the premises has been removed.

2. The structure and grounds of the monastery are well kept and add visual enhancement to the community.

3. Question DLU's definition of monastery. "DLU's recommendation seems to be based upon their notion of what constitutes a monastery. I mean, we're not talking about christians. We're talking about Krishnas. Their determination is whether the monastery is a place of seclusion for the members of the Hare Krishna religion. It doesn't have to be a place that's secluded from the public, although I submit with the amount of foliage around, the devotee area and the 74,000 square feet which is not a small area, the noise is not felt by the residents. If it is, there's a way to correct that. I have been up there on several occasions and have not found it to be a problem. Their determination that this is not a monastery is unfair, certainly one-sided, and somewhat an opinionated determination of what constitutes a monastery.

   There's a greater impact by denying them the right to have a monastery, the right to regulate their activity in Nuuanu, than to say we don't want you to sleep here at night."

Mr. Schweigert was questioned by the Commission.

CONNELL: The report indicates this monastery has been in operation for three years. When was the application made for the CUP?

SCHWEIGERT: In April. At the time the application came forward, they had been cited for being in violation of the Housing Code because they stated that they had more than five unrelated persons living in the single-family dwelling. It was an inadvertence on their part not to go forward and clean that up.

CONNELL: It's not too strange for churches, having some experience I can speak with some authority, to begin to believe because they follow a higher calling one can avoid such mundane, secular things as CUPs. I think the statement that it was only done by omission really is a little weak.

SCHWEIGERT: I see your point and you're probably absolutely correct in your assessment that churches often times overlook their responsibility. But then, look at the people in charge. They're not lawyers. They don't know. When an official notice of violation was forthcoming, we acted upon it.

CONNELL: Whether we would use a definition of a monastery based upon a christian monastic rule for one of the eastern religions, is it common for a monastery to be located in an urban area?

SCHWEIGERT: As I stated, the area itself does not have to be secluded from the public as long as the area itself offers seclusion. In view of the tenants of the Krishna religion that they could in fact be placed in an area such as the North Shore, their idea is to proselytize their religion, to go out as monks and spread Hare Krishna. They cannot do that effectively from the North Shore. In the eastern religion, their definition of what constitutes a monastery is to be where the people are. That's why I said DLU's definition of what constitutes a monastery is one-sided and not at all in keeping with the Hare Krishnas.

CONNELL: We certainly don't want to get into a debate about monasteries. I hear you have somewhat of a mind set in term of monasteries.

From the christian side, unless it is a particular order which is secluded from the world which is comparatively few, they too also work in the world, following usually the Benedictine Order. But still in order to have seclusion, in terms of eastern monasteries or christian monasteries, they are still generally in an area of seclusion. Because, the hours of prayer whether it be christian or whether it be of an eastern religion--christian monastic orders also have the nine hours of prayer--with the ringing of bells and chanting which is rather common to all religions, can cause some problem especially if the monastery is put down in a residential area. I know of no monasteries which are in a residential community.

SCHWEIGERT: You mean of a Christian nature?

CONNELL: Either of Christian, Greek Orthodox, Russian Orthodox or of any of the eastern faiths.

SCHWEIGERT: Well I would say the Hare Krishnas have monasteries. Their monasteries, if you go to Japan or India, have been placed where the people are.

As far as the impact on the people, I again point the fact that it's on 74,000 square feet totally surrounded by foilage. When you go inside there, you will see that you are secluded even though you are in a residential area. I am impressed with the seclusion you are able to get by this temple.

This temple is the property they have. They don't have another area where they have another temple and this much land. This is their only property. If perhaps they were a more wealthy organization, they might have another piece of property but they don't have that.

CONNELL: Or perhaps if they had checked on whether or not they could have this monastery in the beginning, this would not be their only piece of property. They would be located somewhere else.

SCHWEIGERT: I don't know that. That's certainly conjecture. I think it certainly fits the definition of a monastery which is a permitted use in the residential area. I don't think they have any reason to believe that they wouldn't get such a permit.

CHAIRMAN: Are you a member of this church?

SCHWEIGERT: I'm with the Lutheran Church of Honolulu.

CHAIRMAN: The reason I ask is I wanted to know how familiar you are with the schedule you gave us. For example, the 4:30 a.m. to 10:30 a.m. chanting.

SCHWEIGERT: I have witnessed that chanting.

CHAIRMAN: At any particular time, how many people would be chanting all at once.

SCHWEIGERT: The day I saw it, I think it would have been 23-25.

CHAIRMAN: You also have the free meal days on Sundays?

SCHWEIGERT: That's correct.

CHAIRMAN: Approximately how many people would you be serving on that one day?

SCHWEIGERT: That question you should direct to Srutakirti (Vincent Fiyopentino) because it does vary. They also have food distribution in

Aala Park where they go out from the temple and that also varies. They can have a maximum of 100, as minimum as 25. There is a traffic problem. I say that openly to you. But there's a way to get around that by making them park on the Pali. I don't think they should park on that road. They're now getting tickets, a legitimate way to take care of it.

WIEDERHOLT: You speak of they. Who's incharge?

SCHWEIGERT: The man incharge is Srutakirti, president of the temple.

WIEDERHOLT: So there is someone there with some authority to direct people, and they have to obey?

SCHWEIGERT: That's correct. Srutakirti being incharge has the ability to tell a person to do something or not to do something and the person must obey. Although they all have their own individual form of worship and they do come together for some collective worship, Srutakirti is incharge and has been for the past year. I've asked him and he has no intention of leaving.

I've also worked with the man on different acts like the airport regulations and I've found him to be a man of his word. If I have a problem with a particular devotee, I'm able to go to him. We have an open-door policy. He does act on it. He's one of the better.

WIEDERHOLT: To get at the question of complaints which is really the issue, it appears that there has been a continuous and long-term repetition of conflict. It's not a new set of conflicts each time but a repetitive pattern each time.

SCHWEIGERT: I have a problem with that. There's a complaint that's filed and the complaint, at least through the channels we now have, is often filed with Barbara Mills of Hawaii Visitors Satisfaction or the the Office of Complaints with the Mayor's Office or Donald Bremner, Waikiki Improvement Association. The complaint is then forwarded to me. In following up on the complaints, I think there is a certain amount of exaggeration but by the same token, the Krishnas are often times at fault too. It's like the Boy Scouts of America. There are some that are bad and some that are good.

WIEDERHOLT: So you're saying the repetition comes from an intrinsic nature of the organization that there will be violators of the rules of normal social conduct no matter what the efforts are.

SCHWEIGERT: I think that's a fair statement to make. There's no way you can control any group of people to the extent that you can say categorically there will not be an offense being done by a member of our sect.

WIEDERHOLT: There have been repeated reports about repetitions of certain kinds of adverse behavior. You're saying a certain amount of this is just human nature. The conflict will occur.

SCHWEIGERT: As far as the incidents that have happened in Nuuanu, I have never been broached by an individual in the community in Nuuanu as to what happened on such and such a day. I hear broad castigations that say they walk over our property, they leave their garbage can out there, they leave the big dipsy-dumpster out there, they're bad-mouthing us. I wish they would (1) tell me the name of the person who said that because action will be taken. I just hear generalizations of why they don't want the devotees in Nuuanu. It's easy to find out what devotee is trespassing, what one is bad-mouthing them and we can take care of it.

WIEDERHOLT: I think you've gone through defining incompatible uses where by the very nature of two different uses, one in the normal course of human affairs will conflict with another which is the reason for the zoning ordinance to separate those kinds of land uses which will obviously cause an inconvenience to both sides. I'm sure this kind of relationship causes inconvenience to the church also.

SCHWEIGERT: True.

WIEDERHOLT: So that the notions of separation of conflicting uses presented by DLU is a definable situation. There are matters of degree in which their individual rights to peace and quiet would be violated, not necessarily overtly, divertly or criminally, but in the normal course of events which is a social concern to separate those for the interests of both. So we have a conflict.

SCHWEIGERT: But the conflict is not by the fact that we have people sleeping up there which is what our CUP is for. The conflict comes from the devotees themselves and I don't think that's the issue before this committee. You're not saying the devotees can't be up there. You're saying you can't have more than five living in that temple. What you're trying to do is bootstrap the ability to condition a CUP for a temple status to say we don't want the devotees up there. Right?

WIEDERHOLT: I'm trying to in an orderly way sort out the issues. I'm trying to define in my mind, incompatible use, then we proceed to see whether proposed uses fit or do not fit there. To argue all points at all times is to create chaos in this discussion.

I would draw from statements that you've made, and correct me if I'm wrong. You have categorized complaints as harassment by biased people with little substance.

SCHWEIGERT: No. I'm saying they're just making generalizations but I haven't been able to find out who exactly is the violator. That's something I can't deal with.

WIEDERHOLT: Then you're not competent to speak to the subject. Do you lack information?

SCHWEIGERT: It's never been brought to my attention.

WIEDERHOLT: Then perhaps we should drop the subject. You don't know how to speak to that subject. It did sound in that statement that this was harassment by cranks. I'm asking you.

SCHWEIGERT: I'm listed with several organizations to be called for violations of any kind dealing with the Hare Krishnas. As long as I have been in that capacity which is over eight months, I have never been called by anyone offended in Nuuanu. I know there must be things going on in Nuuanu that the people don't like. Nonetheless, it has never been brought to my attention. The most I've heard is the parking problem on Sundays and the dipsy-dumpster left out during odd-times of the day.

WIEDERHOLT: Those of us who have been dealing in health and welfare and social services inevitably run up against social scientists. These social scientists have identified, in Hawaii, a variety of cultural and ethnic methods of dealing with conflicts. It's only the big mouth haole that uses the kind of confrontations among the various cultures here that you've mentioned. That kind of confrontation is distasteful to Japanese, Chinese, Samoans, other ethnic groups that come from other sources. They have other means of dealing with conflicts that are equally successful and equally moderate.

If the one means of dealing with the conflict is dealing with a haole mouthpiece for an organization, I would say most of them would have, and legitimately, difficulty contending with the kind of argumentation that you're able to present. They would be scared out of their lives. So that the redress that you offer is not useful, is not even effective, is not even really fair to the kinds of people that you're dealing with. How do you feel that this is fair when you put all of those people that live in this area at a distinct disadvantage? I think you've got a conflict.

SCHWEIGERT: I think you've told me to go to the back of the bus.

WIEDERHOLT: We're both in the back of the bus.

SCHWEIGERT: In going to the back of the bus, I think your statement is well taken. You're right.

WIEDERHOLT: Do you think it's appropriate for a church group that is supposed to be dealing with true human values, and have a decent concern for all humans, to place a group of humans such as the residents here in this kind of untenable, stressful situation where there is no easy recourse? Do you think that a reasonable kind of posture for the church to take?

SCHWEIGERT: To the extent that the devotees have gone beyond legitimate bounds, have gone beyond where church can go, I have attempted to correct that in the only way I as a haole can correct it. To me, to operate by setting up a complaint where I take the effort to go ahead and go after a guy, that stands for itself that I do not condone that kind of activity.

To the question do I condone them bothering people--in blunt terms that's where you're coming from--I can't answer that to tell you the truth. I feel I can answer it to the extent if they go beyond what I consider legitimate bounds of bothering, that I'll do something about it. To the extent I don't think they've gone to that extent, I have no problem with it.

WIEDERHOLT: No, you're answering a whole pile of questions that weren't asked.

CHAIRMAN: Did you receive any complaints from the Police Department or the Office of Information and Complaint?

SCHWEIGERT: I don't have any complaints from them.

CHAIRMAN: Nothing?

SCHWEIGERT: Nothing. They have not called my office. The only people that have called my office is Owen Miyamoto from Honolulu International Airport; Tom Hatchett from Maui Airport; and Donald Bremner from the Waikiki Improvement Association. From the neighborhood I have gotten none.

CHAIRMAN: Apparently there has been complaints from the neighborhood because it's listed here--trespassing, picking flowers, and you mentioned the garbage can. Is it true that some of the members do trespass or do pick flowers?

SCHWEIGERT: That's what I've tried to say. I have never heard of a single instance that's been brought to my attention. I have heard by reading this and by talking to different people.

CHAIRMAN: What about the garbage can?

SCHWEIGERT: I have heard that raised but never by a single person. It's been raised by Srutakirti himself. In my efforts to explain to you, it's just the generalizations that have been brought forward. But as Mr. Wiederholt has stated, perhaps my method of finding out a problem is inadequate. To that extent, I thank you. I'll try to find a better way.

(There were no further questions of Mr. Schweigert.)

TESTIMONY AGAINST

1. Senator Richard Wong (Submitted testimony dated Sept. 13, 1977, copy attached)
2. Senator Duke Kawasaki
3. Senator T. C. Yim
4. Representative Ike Sutton
5. Mr. Shay Auerbach, Adjoining Property Owner (Written testimony dated June 28, 1977 with a Petition containing approximately 114 signatures, copy attached)
6. Testimony dated Sept. 13, 1977 from Representative Byron Baker, copy attached

7. Mr. William M. Borthwick, Jr. Adjoining Property Owner (Written testimony, undated, copy attached)
8. Mrs. Dorothy Godwin, Adjoining Resident

OBJECTIONS:

1. Noise - Chanting, drumming and bell ringing beginning at 4:00 a.m. disturb neighbors' sleep.

2. Increased traffic and parking congestion problems on Coelho Way which is a narrow side street not designed for such usage, by numbers of people attending Hare Krishna services.

3. Members of Hare Krishna tresspass on neighboring properties taking fruits and flowers without permission, and litter their properties.

4. Incompatible use - The monastery has been in operation since October, 1974 and with 3 years experience, the monastery has not been able to adapt itself to the character and lifestyle of the neighborhood. There is no evident possibility that "things will work out" over time. The residents are strongly opposed to its continuation at that location.

5. Property values will be adversely affected due to the nuisance factor.

6. Transient and constant turnover of members and leaders make rules difficult to enforce.

7. Use of the premises for large group gatherings and food preparation for distribution in other sites conflicts with the definition of a Monastery which is a building to house persons under religious vows, normally a place of seclusion, a place of cloister.

8. Children of the members are left unattended and run down the street narrowly being missed by cars, or wander into neighbors' yards and take things without permission.

9. Some neighbors have had personal threats. A pet rabbit that strayed onto the temple grounds was slaughtered and returned on the owners property.

10. People have resided in the area for 42 years on the average. To impact this kind of activity on a group of people who are reaching an average age of 75, is a cruel and unusual punishment. There are other appropriate areas.

11. Numerous complaints have been filed with the Honolulu Police Department and the Office of Information and Complaints who have police power and appropriate authority to correct the situation. Reports made to Mr. Schweigert who has no police power would result in slanderous situations.

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

The matter was deferred for report from the Honolulu Police Department and the Office of Information and Complaint as to the number of complaints registered regarding the subject Hare Krishna Monastery.

PUBLIC HEARING
ZONE CHANGE
(R-6 RESIDENTIAL TO
B-1 NEIGHBORHOOD BUSINESS
DISTRICT)
WAHIAWA
CARLSMITH, CARLSMITH,
WICHMAN, AND CASE
(FILE #76/Z-30 GH)

A public hearing was held to consider a request for a change in zoning from R-6 Residential to B-1 Neighborhood Business District on 69,784 square feet of land in Wahiawa, Tax Map Key: 7-3-12: 3, 5, 7, 8, 10, and 13.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, September 3, 1977. No letters of protest were received.

The Executive Secretary reported that the applicant, by letter dated Sept. 6, 1977 to DLU, has requested a two-week deferral to permit Bishop Trust Company an opportunity to review the proposed zoning conditions.

The Chairman deferred the matter to October 11, 1977.

PUBLIC HEARING
ZONE CHANGE
(AG-1 RESTRICTED AGRIC. TO
R-6 RESIDENTIAL DISTRICT)
WAIALUA
OCEANIC PROPERTIES, INC.
(FILE #77/Z-4 RH)

A public hearing was held to consider a request for a change in zoning from AG-1 Restricted Agriculture to R-6 Residential to permit approximately 63 moderate-cost dwelling units on fee-simple lots in Waialua, Tax Map Key: 6-6-19: portion of 02. The project is intended to be partially sponsored by the City Department of Housing and Community Development.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, September 3, 1977. No letters of protest were received.

Mr. Roger Harris presented the Director's report recommending approval of the first phase of the project.

QUESTIONS OF STAFF

Questions were raised regarding:

1. Would DLU recommend this permanent rezoning irregardless of the proposed low-cost development?

   DLU would still recommend the rezoning. It would mean however, that the private sector would have to absorb the cost of the STP and all improvement costs of conventional development.

2. The report indicates that the proposal will add about 200 people to the North Shore area or roughly ten percent of the allowable growth projected by the year 2000. Other urban lands in the North Shore area could be converted into further housing which could exceed population projections for the year 2000. This is possible without additional zone changes.

Mr. Duran commented: "The Council, when they adopted the General Plan, established areas and population potential for each of those areas. That's why we're developing our Development Plans. True, the allocation in this area is very limited. It could very well with a couple of projects exceed what the council in its policy statements established as guides to our department and this Commission. However, the law calls for a 5-year General Plan review. If population trends shifted, they may make the policy that there be no more growth in this area. There is that flexibility where you can change or wait for that 5-year review and adjust accordingly. It may come as a result of how our DPs develop."

SUPPORT TESTIMONY

Mr. Jim Caldwell, Project Manager, responded to questions raised by the Commission.

1. Federal assistance is being sought for wastewater facilities (STP) for Phase I and II. However, Phase II which is zoned agriculture does not allow sewage treatment plants (STP). Council's endorsement of the project for sewage facilities implies approval of Phase II zoning.

   "The Council approved a resolution which indicates their intent to apply for a U. S. Farmers Home Administration loan for the STP which would be a grant on loan totalling $1,100,000. DPW meetings indicate that funds have been set aside.

   The intent at a subsequent date would be that the Housing Department would submit to the Council, application for an experimental ordinance under Act 108 provisions which would not go through normal zoning procedures. We hope to have an agreement with the Housing Department before Xmas and concurrently with that development agreement, there would be an ordinance. When the ordinance became effective, that would be the zoning for the property itself. If this comes to pass, the zoning for Phase II would be in effect by December 31st of this year."

2. Development price range - Cost of units is intended to be $36,000-$38,000, conditioned on obtaining the Farmers loan grant for the STP and upon the community development block grant fund that could be made available to the project.

3. Farmers through the state to Castle and Cooke have repeatedly requested lands for diversified farming, and were repeatedly told by Castle and Cooke that their lands were needed for agriculture production of sugar and pineapple. What is Castle and Cooke's plans concerning its agriculture lands?

   Mr. Caldwell could not respond to the question but stated that over 400 people are wait-listed for the proposed development.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Kuna, seconded by Mrs. Lee and carried. The matter was deferred for a representative from Castle and Cooke regarding their future agriculture plans.

PUBLIC HEARING
CZC AMENDMENT TO
PARK DEDICATION
ORDINANCE NO. 4621 (AM)

A public hearing was held to consider a proposed amendment to the Park Dedication Ordinance No. 4621 to include the amendments by Act 208, Section 46-6, Hawaii Revised Statutes as follows:

Defined "Privately owned parks and playgrounds"
Deleted reference to dedication of "Physical facilities"
Replaced "may" with "shall"

Mr. Art Muraoka 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 proposal.

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

ACTION: The Commission suspended its rules for deferral and recommended approval of the proposed amendment, on motion by Mrs. Kuna, seconded by Mr. Izumoto and carried.

AYES - Izumoto, Kamiya, Kuna, Lee, Sarber, Wiederholt
NAYES - None
ABSENT - Kagan, Zane

PUBLIC HEARING
CZC AMENDMENT
WAIKIKI SPECIAL DESIGN
DISTRICT
AMENDING ARTICLE 15 RE
SPECIAL DESIGN DISTRICTS
(FILE #77/CZC/Amend-7 RBJ)

A public hearing was held to consider a bill for an ordinance to amend Chapter 21, Revised Ordinances of Honolulu 1969, as amended, by amending Article 15 thereof, relating to Special Design Districts as follows:

Section 21-1503 Land Use Control System
Section 21-1505 Significant & Non-significant Projects
Section 21-1506 (Non-significant) Exempt Projects
Section 21-1507C.1. C. Action by the Director of Land Utilization

Mr. Bob Jones presented the Director's report recommending approval of the proposed amendments. The proposed amendments are an outgrowth of Council's Committee Report No. 308 which requested DLU to prepare a draft bill which would authorize the Director of Land Utilization to approve certain non-significant projects.

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

TESTIMONY IN SUPPORT

Mr. Don Bremner representing the Waikiki Improvement Association, agreed with the proposal, but felt it might be too broad a power for an administrative head. He suggested the following addition:

"Provided the intent of the district is otherwise retained and as specified in the specific design ordinance itself."

The ordinance related to the particular geographic area should specify under what condition the Director might vary the conditions referred to, and even indicate the extent to which he might vary it.

TESTIMONY AGAINST

None

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

ACTION: The Commission suspended its rules for deferral and recommended approval of the proposed amendments, on motion by Mr. Wiederholt, seconded by Mr. Izumoto and carried.

AYES - Izumoto, Kamiya, Kuna, Lee, Sarber, Wiederholt
NAYES - None
ABSENT - Kagan, Zane

PUBLIC HEARING
CERTIFICATE OF
APPROPRIATENESS
CHINATOWN DISTRICT
ROBERT GERELL
(FILE #77/CT-6 BT)

A public hearing was held to consider a request for a Certificate of Appropriateness for the demolition of 1122 Smith Street Building and portions of the Mendonca Building at 68 North Hotel Street and Tang Sing Dramatic Building at 1126 Smith Street, Tax Map Key: 1-7-03: 51.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, September 3, 1977. No letters of protest were received.

Mr. Bill Ducheck presented the Director's report recommending approval of the request.

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

TESTIMONY IN SUPPORT

Mr. Robert Fox, Architect for the Mendonca Block project, presented photographs of their proposal. They will retain the existing character of structures and existing business operations. Some operators have already extended their leases.

TESTIMONY AGAINST

Mr. Emile Makuakane representing PACE (People Against Chinatown Eviction)

OBJECTIONS:

1. Unless stiffer controls are imposed, there is no way in which Chinatown will be preserved. PACE is not against demolition of the subject structures as long as the businesses were informed of the plan and agreed to it, and as long as the structures have been found to be hazardous.

2. Question the applicant's use of the T. Y. Lim Hawaii firm to evaluate the structural soundness of the buildings in view of Mr. George Funn's partnership in both PALS Joint Venture and T. Y. Lim firm in which he is President.

3. Rat infestation of old buildings following demolition may invade other buildings.

4. Increased rent after improvements will lead to eventual eviction of tenants and businesses. Some businesses have already been forced to move even before renovations.

5. Because PACE has strongly protested rent hikes and eviction of tenants, the City Council was forced to pass a resolution which supports and establishes policy that all eviction actions be halted in Chinatown until a permanent housing and store-front plan is agreed upon, and that landlords be encouraged to avoid other actions leading to misplacement.

6. If evictions are not stopped, there will be no Chinatown to preserve.

7. Would support the proposal if provision is made for present tenants and PACE to have input into the future plans for the Mendonca and Tang Sing Building. Request to work with the developers.

Questioned by the Commission Mr. Fox stated: "Renewal and renovations inevitably alters rental rates and changes the classification. Federal funds acquired are directly set aside for restoration of the facade. That's what the owners have to do. If the owners did not have the federal funds, they could do what they want with the facade. They could clean it up, include some better architectural character but not have to restore it. It would cost less money than to restore.

One-Hundred Ninety Thousand Dollars acquired will be used to restore the building. Without that, the owners would not restore the facade of the building. That offsets some of the cost. Improvements would be reflected in the rental structure. Some tenants have renewed their long-term leases and taken other space. Some businesses do well, but I can't see an increase from 28¢ per sq. ft. to 50¢ closing down shops in Chinatown."

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

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

AYES - Izumoto, Kamiya, Kuna, Lee, Sarber, Wiederholt
NAYES - None
ABSENT - Kagan, Zane

PUBLIC HEARING
ZONE CHANGES
(R-6 RESIDENTIAL AND
I-2 HEAVY INDUSTRIAL TO
I-3 WATERFRONT INDUSTRIAL
AND P-1 PRESERVATION
SAND ISLAND
STATE DEPARTMENT OF
TRANSPORTATION
(FILE #76/Z-26 HE)

A public hearing was held to consider a request for a change in zoning from existing R-6 Residential to I-3 Waterfront Industrial to allow expansion of the existing Matson Container-yard operation at Sand Island--approximately 39 acres.

The Department of Land Utilization is, in addition, considering rezoning to provide 225 acres of I-3 Waterfront Industrial and 181 acres to P-1 Preservation District in order to permit and promote planned activities on Sand Island.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, September 3, 1977. 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.

TESTIMONY IN SUPPORT

None

TESTIMONY AGAINST

Mr. John Langton who is involved in Commercial and Industrial Real Estate, made the following comments:

1. An existing shortage of I-1 Industrial zoning in central Honolulu has increased lease rents. Sand Island's close location to central Honolulu, and the availability of land area there for I-1 zoning provides a solution which could result in lower rental costs for developers, and ultimately lower cost of goods for the consumer.

2. Suggest the central portion of Sand Island be zoned I-1 Light Industrial and development rights for land auctioned to private developers. Portions of lease rents could be earmarked for completion of the park development.

   Such a proposal would provide lower rental leases for businesses located in the Kakaako area, provide more jobs for people in the Kalihi Palama area, and provide funds for completion of the park.

3. I-3 Waterfront Industrial zoning is not compatible with park use.

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

ACTION: The Commission suspended its rules for deferral and accepted the Director's recommendation for approval, on motion by Mrs. Kuna, seconded by Mr. Wiederholt and carried.

AYES - Izumoto, Kamiya, Kuna, Lee, Sarber, Wiederholt
NAYES - None
ABSENT - Kagan, Zane

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(EXPANSION OF EXISTING REHABILITATION & GROUP CARE HOME & ESTABLISHMENT OF A COMMUNITY GROUP HOME FOR YOUTHS IN AN R-4 RESIDENTIAL DISTRICT)
MANOA
HAWAII CONFERENCE FOUNDATION
(FILE #76/CUP-24 EY)

The public hearing held August 16, 1977 was closed and action deferred to September 13, 1977 for the development of conditions.

The Executive Secretary reported receipt of correspondence dated Sept. 12, 1977 from Sam Cox, Executive Director, Hale Kipa, Inc., requesting a month's deferral for a legal opinion to determine whether on-duty shift staff are to be considered residents under the existing ordinance. At that time, Hale Kipa's Board of Directors will decide whether to withdraw their application or to seek a modified CUP.

Communication dated Sept. 12, 1977 (copy attached) was also received from Manoa Neighborhood Board 7 which supports the wishes of the immediate neighbors.

The Chairman deferred the matter as requested by the applicant.

COMMISSION RECESSED FOR DINNER AT 6:00 P.M.
COMMISSION RECONVENED AT 7:10 P.M.

****

Commissioners Yuklin Kuna and Jacquelene Lee were not in attendance when the Commission reconvened, at which point the Commission had no quorum.

UNFINISHED BUSINESS
ZONE CHANGE
(R-3 RESIDENTIAL & I-1 LIGHT INDUSTRIAL TO B-2 COMMUNITY BUSINESS)
KANEOHE
GEORGE M. HASEGAWA, INC.
(FILE #77/Z-10 HE)

The public hearing held August 16, 1977 was closed and action deferred to September 13, 1977 for the following additional information:

1. Market studies and the need for a shopping center in the subject area.

2. Need for adequate buffering between the subject site and the abutting school.

Because the Commission lacked a quorum, the Chairman deferred the matter for a special meeting on September 20, 1977.

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(CHURCH COMPLEX IN AN AGRICULTURAL DISTRICT)
SUNSET BEACH
NORTH SHORE CHRISTIAN FELLOWSHIP
AGENT: ARCHITECTS HAWAII, LTD.
(FILE #77/SUP-5 RH)

The public hearing held August 16, 1977 was closed and action deferred to September 13, 1977 for the 15-day statutory requirement.

The Chairman deferred this matter for a special meeting on September 20, 1977 due to the lack of quorum.

UNFINSIHED BUSINESS
CONDITIONAL USE PERMIT/
SPECIAL USE PERMIT
(RECREATIONAL THEME PARK)
KAHE POINT
OAHU CORPORATION
(FILE #77/CUP-3 &
#77/SUP-2 RH)

The Commission considered this matter on the following dates:

June 21 - public hearing held and closed.
July 5 - questions of various agencies.
July 19 - 15-day statutory requirement on SUP.
Fernandez presentation.
Deferred for CUP/SUP opinions from Corp. Counsel & Attorney General and drafting of Conditions.
Aug. 2 - Approved, subject to conditions & review of draft Resolution.
Aug. 16 - Deferred to 9/13/77 for lack of quorum vote.

Commissioner Kuna requested that this matter be moved up on the agenda because she would have to leave the meeting during the dinner break. She realized that the matter had been deferred previously for a lack of quorum, and with her absence would have to be deferred again for lack of quorum.

The Commission agreed.

No discussion followed.

ACTION: The Commission recommended approval of the draft Resolution, on motion by Commissioner Kuna, seconded by Mr. Izumoto and carried.

Commissioner Lee abstained from voting as she had done on previous action regarding this matter because she was not familiar with the subject matter.

AYES - Izumoto, Kamiya, Kuna, Sarber, Wiederholt
NAYES - None
ABSENT - Kagan, Zane
ABSTAINED - Lee

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(EXPANSION OF COMMUNITY
GROUP HOME FOR GIRLS)
MAUNAWILI-KAILUA
CHILD & FAMILY SERVICE
(FILE #77/CUP-6 EY)

The public hearing held August 2, 1977 was kept open (1) at the applicant's request to resolve issues with the Castle Estate Trustees; and (2) for an Opinion from Corporation Counsel to August 16, 1977. On August 16, 1977, the public hearing was kept open to August 16, 1977 (1) at the applicant's request to resolve issues with the Castle Estate Trustees; and (2) for an Opinion from Corporation Counsel. On August 16, 1977, the public hearing was kept open to September 13, 1977 at the applicant's request for additional time to study the matter.

Action was deferred to the next regular meeting of the Commission on September 27, 1977 for a lack of quorum.

ADJOURNMENT: The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Henrietta B. Lyman

Henrietta B. Lyman
Secretary-Reporter

TESTIMONY OF SENATOR RICHARD S. H. WONG
BEFORE THE PLANNING COMMISSION CONCERNING
CONDITIONAL USE PERMIT APPLICATION 77/CUP - 5 (GH),
SEPTEMBER 13, 1977

MR. CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION:

I AM HERE TO SPEAK IN OPPOSITION TO THE GRANTING OF THE CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A MONASTERY AT 51 COELHO WAY, NUUANU, BY HARE KRISHNA.

MY APPEARANCE HERE TODAY IS IN MY CAPACITY AS A LEGISLATOR, A MEMBER OF THE STATE SENATE, SPEAKING ON BEHALF OF MY CONSTITUENTS THE RESIDENTS OF THE AREA AROUND THE PROPOSED MONASTERY.

IN MY OPINION, A MONASTERY AT 51 COEHLO WAY WOULD NOT BE AN APPROPRIATE USE FOR THE PROPERTY AND WOULD NOT BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THE REASONS ARE AS FOLLOWS:

1. THE DAILY HARE KRISHNA SERVICES - INCLUDING VERY AUDIBLE CHANTING - BEGINNING AT 4 IN THE MORNING ARE VERY DISTRUBING TO THE NEIGHBORHOOD.

2. THE NUMBERS OF PEOPLE ATTENDING THE HARE KRISHNA SERVICES HAVE ADDED TO THE TRAFFIC AND PARKING CONGESTION PROBLEMS ON COELHO WAY WHICH IS A NARROW SIDE STREET NOT DESIGNED FOR SUCH USAGE.

3. MANY RESIDENTS HAVE COMPLAINED TO ME ABOUT PROBLEMS THEY HAVE ENCOUNTERED WITH SOME HARE KRISHNA PEOPLE TRESPASSING ON THEIR PROPERTIES AND TAKING FRUITS AND FLOWERS WITHOUT PERMISSION.

SOME OF THE RESIDENTS ARE HERE TODAY TO TESTIFY PERSONALLY. I AM SURE THEY CAN PROVIDE MORE SPECIFIC INFORMATION AS TO THE INCOMPATIBILITY OF THE HARE KRISHNA MONASTERY WITH THE NEIGHBORHOOD.

LET ME POINT OUT THAT THE HARE KRISHNA MONASTERY HAS BEEN IN OPERATION ON THE PROPERTY SINCE OCTOBER, 1974 -- ALMOST 3 YEARS NOW. WITH THIS 3 YEARS EXPERIENCE, WE KNOW THAT THE MONASTERY HAS NOT BEEN ABLE TO ADAPT ITSELF TO THE CHARACTER AND LIFESTYLE OF THE NEIGHBORHOOD. THERE IS NO EVIDENT POSSIBILITY THAT "THINGS WILL WORK OUT" OVER TIME. THE MONASTERY IS CLEARLY NOT COMPATIBLE WITH THE NEIGHBORHOOD. THE RESIDENTS ARE STRONGLY OPPOSED TO ITS CONTINUATION AT THAT LOCATION. AS CITIZENS, PROPERTY OWNERS AND TAXPAYERS WITH A STRONG AND LEGITIMATE CONCERN, I BELIEVE THEIR VIEWS SHOULD BE CONSIDERED AND HEEDED.

ON BEHALF OF THE RESIDENTS OF COELHO WAY, BURBANK STREET, WYLLIE STREET AND PALI HIGHWAY SURROUNDING THE HARE KRISHNA MONESTERY, I RESPECTFULLY ASK THAT YOU DENY THE CONDITIONAL USE PERMIT.

THANK YOU FOR YOUR KIND CONSIDERATION.

Speaker
JAMES H. WAKATSUKI
Vice Speaker
DANIEL J. KIHANO
Majority Leader
RONALD Y. KONDO
Majority Floor Leader
JANN L. YUEN

First District
JACK K. SUWA
Second District
HERBERT A. SEGAWA
KATSUYA YAMADA
Third District
YOSHITO TAKAMINE
Fourth District
MINORU INABA
Fifth District
RICHARD L. CALDITO Jr.
GERALD K. MACHIDA
Sixth District
RONALD Y. KONDO
MEYER M. UEOKA
Seventh District
ROBERT D. DODS
DONNA R. IKEDA
Eighth District
STEVE COBB
JACK LARSEN
Ninth District
TED T. MORIOKA
CALVIN K. Y. SAY
Tenth District
KEN KIYABU
LISA NAITO
Eleventh District
JOHN S. CARROLL
KINAU BOYD KAMALII
Twelfth District
CARL T. TAKAMURA
CLIFFORD T. UWAINE
Thirteenth District
NEIL ABERCROMBIE
HIRAM L. FONG Jr.
CHARLES T. USHIJIMA
Fourteenth District
RUSSELL BLAIR
KATHLEEN STANLEY
Fifteenth District
BYRON BAKER
RICHARD IKE SUTTON
Sixteenth District
TED MINA
TONY NARVAES
Seventeenth District
CHARLES M. CAMPBELL
RICHARD GARCIA
Eighteenth District
MITSUO UECHI
JAMES H. WAKATSUKI
Nineteenth District
BENJAMIN I. CAYETANO
NORMAN MIZUGUCHI
Twentieth District
DANIEL J. KIHANO
MITSUO SHITO
Twenty-First District
JAMES AKI
HENRY H. PETERS
Twenty-Second District
OLLIE FUNASCO
YOSHIRO NAKAMURA
Twenty-Third District
CHARLES T. TOGUCHI
Twenty-Fourth District
RALPH KANICHI AHUE
FAITH P. EVANS
Twenty-Fifth District
JOHN J. MEDEIROS
ANDREW K. POEPOE
Twenty-Sixth District
JANN L. YUEN
Twenty-Seventh District
RICHARD A. KAWAKAMI
TONY T. KUNIMURA
DENNIS R. YAMADA

Assistant Majority Floor Leader
Minority Leader
Minority Floor Leader
Assistant Minority Floor Leader

HOUSE OF REPRESENTATIVES
THE NINTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

September 13, 1977

RE: Testimony for the Planning Commission, City and County of Honolulu, September 13, 1977 public hearing concerning NUUANU--CONDITIONAL USE PERMIT--77/CUP-5 (GH); monastery by Hare Krishna at 51 Coelho Way.

Dear Commissioners:

This is to recommend that a conditional use permit not be granted to ISCON for a monastery for Hare Krishna devotees.

I am familiar with the neighborhood and have spoken personally with residents of the area. Persons immediately adjacent to the site presently complain of parking problems and noise irritation prompted by attendance at Hare Krishna services.

I also have met with representatives of ISCON at the site and discussed the complaints of the neighborhood with them. ISCON representatives indicated willingness in our conversation to seek to ameliorate neighborhood complaints.

However, the site is on a narrow street, access is quite limited, and two day care centers also operate in the immediate area. There is no doubt that this concentration of uses causes congestion and inconvenience to persons in the area.

It appears to me that the wiser course is to deny the conditional use permit, and to encourage ISCON to seek a location more compatible with the occupancy and temple use which devotees envision.

Sincerely,

Byron W. Baker

Byron W. Baker
15th District,
Representative

c.: 12

RECEIVED
'77 SEP 13 PM 12:51
DEPT. OF GENERAL PLANNING
C & C HONOLULU

DEP 6/77-1729

June 28, 1977

Mr. Randall Kamiya
Chairman, Planning Commission
City and County of Honolulu
c/o Department of General Planning
8th Floor 650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kamiya:

RE: 77/CUP 5(GH) Conditional Use Permit, Lloyd C. Fell, TMK 1-8-06-38, Nuuanu, Oahu

Enclosed herewith is a copy of our letter/petition to the Chairman of the Neighborhood Board regarding the subject Conditional Use Permit. This matter was presented to the Board on Thursday, June 16, 1977 and they are presently reviewing it.

I apologize for inadvertently not transmitting this material to you earlier and I understand you have received a letter from the Honorable Senator Richard S. H. Wong which supports our position.

Since your commission will be holding a public hearing in the near future on this Conditional Use Permit Application, I respectfully request on behalf of my neighbors and myself your serious consideration of our position. We hope you will be persuaded to support it.

Sincerely yours,

Shay W. Auerbach

Shay W. Auerbach

Encl.

RECEIVED
'77 JUN 29 AM 8:14
DEPT. OF GENERAL PLANNING
C & C HONOLULU

Liliha-Kapalama Neighborhood Board Number 14

Attention: Chairman of the Board

Gentlemen:

Re: 77/CUP 5(CH) Conditional Use Permit, Lloyd C. Fell, TMK 1-8-06-38, Nuuanu, Oahu

The residents of Coelho Way, Burbank Street, Wyllie Place, Wyllie Street and neighboring areas are deeply concerned over the possible issuance of the Conditional Use Permit applied for by the current owner (Lloyd C. Fell) of the Hare Krishna premises to operate a monastery on said premises.

We urgently request your assistance in pursuading the City Administration and Planning Commission to recommend denial of such a permit. Further, we request you to support our position and thereby aide us in attempting to pursuade the City Council to ultimately deny the requested permit.

For the following reasons, all of which are significant, some of which however, are more so than others, we feel that granting such a permitted use in this instance is wrong for this area.

1. Traffic. Increased volume of traffic along Coelho Way and Burbank Street rights-of-way has become increasingly burdensome in view of a recently approved Conditional Use Permit to operate a day care center next to the Krishna premises. Parking by attendees at Krishna ceremonies, particularly on Coelho Way, creates hazards and in some instances violates parking requirements.

2. Safety - Emergency Vehicle Ingress and Egress

   The increased traffic and parking problems mentioned above, further aggravate ingress and egress problems for emergency vehicles such as police, fire and ambulance services in cases of emergency. Fortunately in the recent past no such emergency has occured, but there is no telling when one will occur.

3. NOISE. In practicing their religious services, particularly during early morning hours beginning at about 4 A.M., chanting and bell ringing resulting are a nuisance to the surrounding neighbors. While such noise may not be at a decible level that violates any anti-noise ordinance, such noise as created in this area when the neighborhood is quiet and still, is very bothersome to all of us and more particularly those in immediate adjacent areas.

4. Residential Integrity of the Area. When most or all of the residents who own premises in this area purchased their properties, it was with the reliance that the character of the neighborhood would retain its residential integrity. Our belief was that no type use such as a monastery, even though permitted by law, would or should be allowed.

5. Property Values. It is our firm belief that the requested use would adversely affect property values in the neighborhood due to the nuisance factor entailed with such a use as exists now as well as under the permitted use if granted.

6. Real Property Taxes. Currently, under the existing zoning and resulting property tax assessments, these premises generate for the State in the neighborhood of $5,00o in annual real property taxes ($4896.04). We believe if this use is permitted, ultimately a religious exemption will reduce the tax base of the State of Hawaii by that amount. While this is not a significant amount, it nevertheless would be less of tax loss to the State were this type of use located on differently zoned land which incurred a lower tax rate. Were this use multiplied in other densely residential areas, significant impairment of the State real property tax base would result.

7. Percentage of Permitted Land Use vs. R-3 Zoning. With perimeter lots along Wyllie Street, Wyllie Place, Burbank Street, Coelho Way and Pali Highway rights-of-way and such perimeter lots being those within that block and approximate to the Krishna premises and not on the opposite side of these streets, the land area approximates 11.2 + acres. The area under currently permitted conditional use Bambi Day Care Center and the area of the Krishna premises approximates 2.17 + acres. Such area represents 19.4% of the 11.2 acres. We therefore believe it is wrong that an area zoned R-3 Residential have nearly a quarter of its area under permitted uses. The physical aspects of this very nice residential area dictate against this particular type of use in this particular area.

8. Comprehensive Zoning Ordinance. We also believe that the Comprehensive Zoning Code, as it now exits should be amended to prevent any applicant for a permitted use who is in violation of existing use from continuing to so use his premises during the period of violation and during the processing of his application for a conditional use permit. It would be better if upon citation for such violation, that user would be required to cease and desist. An appropriate amendment could be similar to requirements imposed in cases which violate the ordinance pertaining to buildin

permits.

In particular this refers to situation where a violation occurs in an instance where no permit was obtained and a stop-work order is issued and is effective until such a permit is obtained. While it may be argued that it is not the ordinance that needs changing but the City and County Building Department rules and regulations, we nevertheless still feel that the ordinance needs amending as well.

We sincerely appreciate the opportunity to provide you with the reasons for our objection to this proposed use and hope that you too will be pursuaded to support us in our efforts to have this use denied.

Sincerely yours,

Name	Address
Tadam Kanitaka	2444-B Burbank St
Gary W. Auerbach	2447 Burbank St.
Dean M. Nakasone	2444 A Burbank St
Myrna Nakasone	2444-A Burbank Street
Pauline B. L. Lum	2452 A. Burbank St.
Chuck Smouse	2444-C BURBANK ST

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate

2. Honorable Ike Sutton
   Representative, Hawaii State House of Representatives

3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives

4. Honorable Frank F. Fasi
   Mayor, City and County of Honolulu

5. Honorable Marilyn Bornhorst
   Chairman, City Council, City and County of Honolulu

6. Honorable Frank Loo
   Councilman, City and County of Honolulu

7. 13 Board Members

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We sincerely appreciate the opportunity to provide you with the reasons for our objection to this proposed use and hope that you too will be pursuaded to support us in our efforts to have this use denied.

Sincerely yours,

Name	Address
Mr & Mrs Clarence H.Y. Yim	2418 Wyllie Pl. Hon Hi 96817
Mr. & Mrs. Thomas Auyong	2425 Wyllie Pl Hono. 96817
Mr & Mrs. Walter Young	330 Wyllie St. Hono. 96817
Kin Chin Wong	340 Wyllie St. Hon. 96817
Lesley Agard	316 Wyllie St. 96817
Colbert Hiura	2444 Burbank Pl 96817

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate

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   Representative, Hawaii State House of Representatives

3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives

4. Honorable Frank F. Fasi
   Mayor, City and County of Honolulu

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Sincerely yours,

Name	Address
Henry Thomas Sales	37 Coelho Way
Mr. & Mrs. Kenyes Terry	28 Coelho Way
Mr. & Mrs. Wesley Jacobson	15 Coelho Way
Mr. & Mrs. [illegible]	60 Coelho Way
Mr. & Mrs. Kaprung Lee	16 Coelho Way
Mr. & Mrs. Roy Takajima	42 Coelho Way
Mrs. M. E. Whittinghill	23 Coelho Way

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate

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   Representative, Hawaii State House of Representatives

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Sincerely yours,

Name	Address
Priscilla Kealalani Morrison Jackson	98 Coelho Way 96817
Mrs. Eden Mahoe Vasconcellos	98 Coelho Way - Hon. 96817
Stephen P Vasconcellos	98 Coelho Way Hon 9681
Uehara (Mr. & Mrs.)	96 Coelho Way
Mrs. Margaret N. Chock	102 Coelho Way
Winston Chock	102 Coelho Way
Shirley L Wong cw	106 Coelho Way
cc to: Mr & Mrs Sheong Lee	2452 Burbank St

1. Honorable Richard Wong
   Senator, Hawaii State Senate

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   Representative, Hawaii State House of Representatives

3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives

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Sincerely yours,

Name	Address
	406 Wyllie St Honolulu
May Borthwick	406 Wyllie St. Hon.
Melva K. Borthwick	420 Wyllie St. Hono.
Stasia Martin	420 Wyllie St Hono.
Gladys A Goldman	420 Wyllie St Honolulu
Florence Lum	2430 Burbank St Hno

cc to:

1. Honorable Richard Wong
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   Representative, Hawaii State House of Representatives
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   Representative, Hawaii State House of Representatives
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Sincerely yours,

Name	Address
H. Tonai	2424 Wyllie Pl.
Mr. & Mrs. I. Tangman	232 Wyllie St.
Mrs V. Hashimoto	218 Wyllie St.
Lee H. Burke	10 Wylie St.
Mr & Mrs Lionel Molina	106 Wyllie St.
Mr + Mrs G. Arakawa	304 Wyllie St.

cc to:

1. Honorable Richard Wong
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   Representative, Hawaii State House of Representatives

3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives

4. Honorable Frank F. Fasi
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We sincerely appreciate the opportunity to provide you with the reasons for our objection to this proposed use and hope that you too will be pursuaded to support us in our efforts to have this use denied.

Sincerely yours,

Name	Address
Alma Franklin & S. W. Franklin	49 Coelho Way
Myrtle Thaanum	43 Coelho Way
R. M. Jensen & Mrs R. Jensen	74 Coelho Way.
Grace Humphries	2464 C Pali Hwy.
M. K. Ching	31 Niolopa Place
Lelie Y. Asari	84 Coelho Way

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate
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   Representative, Hawaii State House of Representatives
3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives
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Sincerely yours,

Name	Address
Paul M Kimura	417 Wyllie St. Hon.
Maria Kimura	417 Wylie St.
Polly Chock	419 Wyllie St. Hon.

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate
2. Honorable Ike Sutton
   Representative, Hawaii State House of Representatives
3. Honorable Eyron Baker
   Representative, Hawaii State House of Representatives
4. Honorable Frank F. Fasi
   Mayor, City and County of Honolulu
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We sincerely appreciate the opportunity to provide you with the reasons for our objection to this proposed use and hope that you too will be pursuaded to support us in our efforts to have this use denied.

Sincerely yours,

Name	Address
[illegible]	2414 BURBANK ST
E. Ruth McKendrick	428 Wyllie St.
Holly Chun-ming	2429 Burbank St.
Sen Mo Lee	2428 Burbank St.
Troy E. Tabor	2435 Burbank Street
[illegible] P. Baira	2430 Burbank St.

cc to:

1. Honorable Richard Wong
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We sincerely appreciate the opportunity to provide you with the reasons for our objection to this proposed use and hope that you too will be pursuaded to support us in our efforts to have this use denied.

Sincerely yours,

Name	Address
Mr. & Mrs. George Laguna	200 Wyllie St
Mr & Mrs. Walter Laguna	110 · WYLLIE ST
Henry J. Laguna	128 Wyllie St

cc to:

1. Honorable Richard Wong
   Senator, Hawaii State Senate
2. Honorable Ike Sutton
   Representative, Hawaii State House of Representatives
3. Honorable Byron Baker
   Representative, Hawaii State House of Representatives
4. Honorable Frank F. Fasi
   Mayor, City and County of Honolulu
5. Honorable Marilyn Bornhorst
   Chairman, City Council, City and County of Honolulu
6. Honorable Frank Loo
   Councilman, City and County of Honolulu
7. 13 Board Members

NAME	ADDRESS
Mr & Mrs Paul Takagi	2431 A Huene St.
Dorothy Okazaki	70 Coelho Way
Mr & Mrs. Genkuchi Okazaki	70 Coelho Way
Edwin Stanley	2464 B Pali Hwy.
Dartha Downer	2464 A Pali Hwy
Mr. & Mrs. George Ching	44 Niolopa Pl.
Mr. & Mrs H. S...	49 Nio...
Mr. & Mrs. J. Lai	38-A Niolopa Place
Mr. & Mrs. T. Yamamura	29 Niolopa Pl
Mr & Mrs. Jane M. Uesugi	92A Coelho Way
Mr & Mrs Raymond Jose	84-A Coelho Way
Mr & Mrs. George Kihaba	96 Coelho Way
Kame Uehara	96 Coelho Way
Mr/Mr. Th. Davidson	96-A Coelho Way
Mrs. Dorothy Y. Lee	2029 Nuuanu Ave #1409
Mr. & Mrs Richard Nakagawa	1312 Nanakai St. Pearl City
Floyd Takeshi	31 Coelho Way
Karen Shishido	31 Coelho Way
Doris K Takeshi	31 Coelho Way
Mr. & Mrs Dennis Shimabukuro	31 Coelho Way
Derry Shimabukuro	31 Coelho Way

NAME	ADDRESS
Shayne E. Davidson	96-1 Coelho Wy. 96817
[illegible] K.C. Yang	22 Coelho Way
Beatrice B. Yang	22 Coelho Way
F.W. Gramberg	485 Luakini St
Mrs F.W. Gramberg	485 Luakini St.
Jane Gramberg	485 Luakini St.
Leonard Auerbach	2447 Barbank St.

DGP 9/77-2523

September 10, 1977

TO: Planning Commission
Attention: Mr. Randall Kamiya, Chairman

Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

RECEIVED
'77 SEP 13 AM 11:03
DEPT. OF GENERAL PLANNING C & C HONOLULU

FROM: Wesley & Marjorie Jacobson
15 Coelho Way
Honolulu, Hawaii 96817
1-8-06-067

SUBJECT: A Conditional Use Permit for the use of a Monastery by Hare Krishna Sect at 51 Coelho Way, Nuuanu
Re: 77/CUP-5-(GH) TMK: 1-8-06-38, Nuuanu, Oahu

Dear Sir:

As a resident whose property is located at 15 Coelho Way, we protest the possible issuance of a conditional use permit to allow the Hare Krishna*s to establish and maintain a monastery on their premises.

For the following reasons we urge you to recommend denial of such land use because:

The Hare Krishna is misusing the word Monastery. Their religion is an insult to the Monks. (Quoted from World Book) "Monasteries are for the men, Convents for women. Since ancient times Buddhist and Hindu monastics have lived apart in order to devote their time to spiritual matters." Various religions differ on many points as to what their believers should or should not do--However, the great religions agree on most ethical matters. All condemn murder, theft, adultery, and dishonesty. All stress some form of golden rule, treating others as we would have them treat us."
The Monks didn*t steal from their neighbors; nor did they climb the fruit trees, steal the fruit, then when they're caught by the owner they tell him he should be willing to share with his neighbors and off they go with the mangoes, oranges or mountain apples peeling and eating some of the fruit while leaving the premises. If the fruit doesn't appeal to them the remains are thrown on your front lawn for you to clean up while the Krishna's move on to another yard to see what it has to offer in the way of fruit or flowers.
Neither did the Monks take a neighbors newspaper; sit on the stonewall reading the news, and later returning it to the mailbox in a disheveled condition. Fortunate we were that they returned it. The Monks didn't go to the neighbors houses asking for money or cigarettes such as this group does.
Usually after midnight, and before the sun comes up, (and to a sendoff from the bongo drums, from their temple) the Krishna starts their walks mumbling to their beads and walking up and down the street, sometimes singly sometimes in pairs. If our orchids happen to be in bloom (we have them growing in our yard on the stonewall) and the Krishna's think they would look well in front of their Statue, the orchids are confiscated and taken back to their temple. We have put in many long hours trying to get the orchids to grow on the wall, and are elated when they finally send out a flower spike, only to have them stolen when the blossoms have opened fully, not one flower do they take but everything that's in bloom at the time.

The neighbor across the street invested in a $750.00 fence so they would be able to enjoy their roses and coconuts.
This, so wrongly named "Monastary" and the type of people who worship there belong out in the country or up in the hills where they can steal what they wish, raise their vegetables; keep their cows there, without any trouble, and not at Coelho Way like they did. and be where they wouldn't interfere with a working persons sleep.
Our quiet, retired street has not been able to adapt to this type of boarding house or Commune that has been thrust upon us. Already there are more than 30 filthy, ill mannered, spoilt, rude ruthless boarders living there, along with their children. A day care has been provided for the "bratty" children while the parents learn how to steal and panhandle in a sophisticated way. When the children escape from the Nursery they run into the neighbors yards and see what they can steal before a "being" comes after them. If no one misses them at the Nursery they continue running down the street, narrowly being missed getting hit by the cars that speed in and out of the narrow street. Most all of these speed demons are the hopeless devotees of the Temple.
If one is fortunate enough to be a follower of this Sect, he will know that an appetizing meal is served on the Temple premises on Sunday afternoon atarting about 4:30 pm, and when you're finished eating and there are no refuse cans in sight, just throw your garbage on the residences lawn as you walk back to your car. (We didn't think a restaurant was permissable in a R-3 residential area.)
Then, if you run a restaurant you're supposed to have parking facilities to accomodate your guests. Coelho Way is divided down the middle, with the City and County owning the Mauka side with "No Parking on this side" signs there, and the residences owning the Makai side, making that half of the street "Privately owned". Consequently "No Parking" is permitted on Coelho Way, and Hare Krishna would not have enough parking spaces on their own property for the "Free Loaders", for the Sunday "handout," unless these followers ignore the signs and park under them like they have been doing in the past, and tearing up the summons which have been issued by the Police Officers.
Already with over 30 inhabitants living there, and with a constant turnover in leadership and membership, who is going to enforce the rules of this permit? It would take a 24 hour vigil by the Police Department to make this unstable group abide by the law.
Our property is almost worthless as no one wants to buy when they find out Hare Krishna is in the neighborhood.
"THINK A SECOND" please, Planning Commission and all who might be involved in the would be granting of this Conditional Use Permit to these stealing, ruthless, ill mannered and hopeless individuals who have already shattered our nerves with their prayer chanting, midnight bongo drums.
Would any of you people want them as your neighbors?

Sincerely yours,

Wesley G. Jacobson

Marjorie L. Jacobson

LLC 6/77-3065

RECEIVED
'77 JUN 17 PM 12 30
DEPT OF
LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Department of Land Utilization
City & County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

Gentlemen:

This letter is in answer to the notice received by us regarding the Conditional Use Permit for Land & Buildings on property at 51 Coelho Way Nuuanu, Tax Key 1-8-6:38

We are adjoining property owners to the makai side of the property and definitely feel that issuing a Conditional Use Permit would not be in the interest of the adjoining property owners and would certainly create numerous unfavorable situations which we are already experiencing.

By definition a Monastery is a building to house persons under religious vows, normally a place of seclusion, a place of cloister. The premises as now constituted and as are being used would indicate uses other than a monastery. First of all large group gatherings do take place and certainly more than 25 to 30 devotees are involved. The gatherings and preparing of food for distribution in other sites certainly does not coincide with an Urban residential use as the property has been in the past. Because of their religious beliefs, drums and other musical instruments along with extremely loud chanting are used and create a noisy and at times unbearable noise polution. We have on numerous occasions called the police at 2:00 a.m., to 4:00 a.m., in the morning to have the group quiet down.

There have been many occasions where our property has been trespassed on by devotees as well as picking of flowers and fruits on the property by devotees.

I have been a resident of this area for the past 34 years and have always been delighted with our quiet, friendly and well mannered neighborhood. This is an area of older established residences that have evidenced pride in ownership and certainly a use such as contemplated would definitely change the neighborhood.

Of interest to us would be that if we did not prevail in our request not to issue the Conditional Use Permit who would we turn to to control the number of devotees to the 25 or 30 requested, what if there were 75 or 100 devotees on the premises. We have in previous occasions contacted governmental agencies in regards to the use by the devotees of the premises for other than residental use.

We definitely feel that the issuance of a Conditional Use Permit would have serious consequences to our property both as to value and as use as a residence and believe in all fairness to all of us in the neighborhood that

this permit should not be issued. Please feel free to call us about this letter if you have any questions or clarification of any points.

Sincerely,

May F. Borthwick

(Mrs.) May Borthwick

William Mendel Borthwick

Mr. William Mendel Borthwick

File Copy

DGP 9177-2516

76/Cup-24 (EY)

(8)

MANOA NEIGHBORHOOD BOARD NO. 7
c/o Manoa Library
2716 Woodlawn Drive
Honolulu, Hawaii 96822

RECEIVED

'77 SEP 12 PM 2:37

DEPT. OF
GENERAL PLANNING
C & C HONOLULU

September 12, 1977

Randall Kamiya, Chairman
and Members of the Planning Commission
Department of General Planning
Honolulu Municipal Building, 8th Floor
650 South King Street
Honolulu, HI 96813

Dear Commissioners:

The Manoa Neighborhood Board at its last meeting on September 7th looked into the issues of the proposed expansion of Hale Kipa and Child and Family Services. We listened to testimony by staff members of both programs and by the immediate neighbors. Previously, some Board members visited the two facilities and also went to some meetings the neighbors held.

At the end of the presentation the following motion was endorsed by the Board:

> "The Manoa Neighborhood Board supports the wishes of the immediate neighbors in any position that they take in regard to Hale Kipa".

It is our hope that the Planning Commission will strongly consider the wishes of the immediate neighbors on this issue.

Sincerely yours,

Catherine Lee

Catherine Lee
Corresponding Secretary
Manoa Neighborhood Board

Sakahashi

Special Meeting of the Planning Commission
Minutes
September 20, 1977

The Planning Commission held a special meeting on Tuesday, September 20, 1977 at 1:43 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:	Randall Kamiya, Chairman Charles Izumoto Yuklin Kuna Jacquelene Lee Charles Sarber Gertrude Zane
ABSENT:	Ned Wiederholt, Vice Chairman Marion Kagan Joseph Macapinlac
DEPARTMENT REPRESENTATIVES:	Ramon Duran, Acting Chief Planning Officer Eugene B. Connell, Executive Secretary Henry Eng, Staff Planner
MINUTES:	The minutes of August 2, 1977 were approved, on motion by Mr. Izumoto, seconded by Mr. Sarber and carried.
UNFINISHED BUSINESS ZONE CHANGE (R-3 RESIDENTIAL & I-1 LIGHT INDUSTRIAL TO B-2 COMMUNITY BUSINESS) KANEOHE GEORGE M. HASEGAWA, INC. (FILE #77/Z-10 HE)	The public hearing held August 16, 1977 was closed and action deferred to September 13, 1977 for further study regarding (1) a market study as to the need for a shopping center in the subject area; (2) need for adequate buffering between the subject site and the abutting school. Action at the last meeting was deferred for a lack of quorum.

No discussion followed.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, with the addition of the following condition to provide additional buffering, on motion by Mr. Izumoto, seconded by Mrs. Zane and carried:

"The applicant agrees to plant a hedge parallel to the existing fence between the subject site and the school. The landscape plan for this hedge shall be submitted to the Director for his approval prior to the issuance of a building permit."

AYES - Izumoto, Kamiya, Kuna, Lee, Sarber, Zane
NAYES - None
ABSENT - Kagan, Macapinlac, Wiederholt

UNFINISHED BUSINESS
SPECIAL USE PERMIT
(CHURCH COMPLEX IN AN AGRICULTURAL DISTRICT)
SUNSET BEACH
NORTH SHORE CHRISTIAN FELLOWSHIP
AGENT: ARCHITECTS HAWAII, LTD.
(FILE #77/SUP-5 RH)

The public hearing held August 16, 1977 was closed and action deferred to September 13, 1977 for the 15-day statutory requirement. On September 13th, action was deferred for lack of a quorum.

No discussion followed.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, subject to the conditions in the Director's report, on motion by Mr. Sarber, seconded by Mrs. Zane and carried.

AYES - Izumoto, Kamiya, Kuna, Sarber, Lee, Zane
NAYES - None
ABSENT - Kagan, Macapinlac, Wiederholt

ADJOURNMENT: The meeting adjourned at 1:43 p.m.

Respectfully submitted,

Henrietta B. Lyman

Henrietta B. Lyman
Secretary-Reporter

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

77/Z-10 (HE)

September 15, 1977

MEMORANDUM

TO : PLANNING COMMISSION

FROM : EUGENE B. CONNELL, EXECUTIVE SECRETARY

SUBJECT: KANEOHE ZONE CHANGE--HASEGAWA INC--77/Z-10 (HE)

You have received our memorandum dated September 9, 1977 responding to the Planning Commission questions related to the subject zone change. You have also been provided a copy of the Department of Education's comments dated September 9, 1977.

A Condition could be added to the Unilateral Agreement that would read:

> "The applicant agrees to plant a hedge parallel to the existing fence between the subject site and the school. The landscape plan for this hedge shall be submitted to the Director for his approval prior to the issuance of a building permit."

The D.O.E. request for an access involves some considerations which may require numerous discussions between the applicant, Bishop Estate (one of the property owners), D.O.E., and the appropriate City agencies. D.O.E. has also suggested that the proposed walkway be dedicated to the City. The decision on the latter suggestion is clearly in the domain of the City Council. In order to not hold this matter at the Planning Commission level for an inordinate amount of time, we would suggest that the request of D.O.E. be forwarded to City Council for their consideration. Further, that the applicant be advised to meet with D.O.E. and develop an agreement that could be included in the Unilateral Agreement, if such an addition is judged to be advisable by the City Council.

This matter will be on the agenda of the Special Planning Commission Meeting on September 20, 1977.

EUGENE B. CONNELL
Executive Secretary
to the Planning Commission

FORWARDED:

RAMON DURAN
Acting Chief Planning Officer

EBC:mk
cc: Hinazumi
DLU
DOE

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

77/Z-10 (HE)

September 9, 1977

MEMORANDUM

TO : PLANNING COMMISSION

FROM : EUGENE B. CONNELL, EXECUTIVE SECRETARY

SUBJECT: CHANGE IN ZONING--R-3 and I-1 TO B-2 IN KANEOHE IN ORDER TO DEVELOP A REGIONAL SHOPPING COMPLEX

At the Planning Commission public hearing held on August 16, 1977 on the subject application, two questions were raised. The first related to the market studies and the need for a shopping center in the subject area. The second question concerned the need for a buffer between the subject site and the abutting school.

Regarding the first question, this issue was previously evaluated by the Department of General Planning as evidenced by the attached letter. The subject area was general planned for a regional shopping center.

Hawaii Real Estate Research, Inc. prepared a detailed socio-economic study of the Windward community in December of 1971 on behalf of the Trustees of the Castle Estate. The same firm in April 1972 conducted a market study of the land to determine the suitability for the development of a commercial complex. The study substantiated that a need existed. We find no evidence that the need referred to in the attached letter, dated July 26, 1976, has changed. We concur with the recommendation made by the Director of Land Utilization. We believe that the need for a shopping center has been substantiated by several sources since the designation of the subject site on the Detailed Land Use Map.

The second question referred to the need for a safety buffer between the project and the existing school. We have written the Department of Education for their comments on this matter and will relay them to the Commission as soon as they arrive. In the meantime, we have discussed the matter with Robert Hinazumi, a representative for the applicant.

Mr. Hinazumi has indicated that there is a chain link fence between the two sites. They would be agreeable to planting a hedge next to the fence which would act as a sight-and-sound buffer between the two sites. Such a provision could be added as a condition. This could be attached to the DLU's proposed Condition No. 1 and added to their design review prior to the issuance of the building permit.

EUGENE B. CONNELL
Executive Secretary
to the Planning Commission

FORWARDED:

RAMON DURAN
Acting Chief Planning Officer

EBC:mk

cc: DLU
cc: Hinazumi

Project

241/C1/25(CAP)

July 26, 1976

Mr. Harvey F. Gerwig
Vice President and
Project Coordinator
Foremost Homes Hawaii, Limited
146 Hekili Street
Kailua, Hawaii 96734

Dear Mr. Gerwig:

This is in response to our meeting of May 19, 1976, at which time we agreed to provide Foremost/McCormack with a preliminary or tentative indication as to the land use aspects of the request to amend the General Plan at Heeia.

In general, our view is that the current General Plan policy is for urbanization of the area and that the implementation of that policy is an expected consequence. On the assumption that the drainage problem is resolved, the general land use plan would appear appropriate but for the following major questions:

1. The existing General Plan land use policy for the particular area is designed to accommodate about 2500 to 2750 dwelling units. Your requested amendment would increase the density to about 5800 units. One major consideration in determining the appropriateness of this change in density is whether or not the existing and planned transportation facilities, particularly the trans-Koolau facilities, are adequate. These facilities were planned to accommodate the current planned uses, and your studies do not show whether they are adequate to provide for the increased densities. We have made some preliminary studies which indicate that the transportation facilities may not have adequate capacity to serve higher densities than are currently established.

2. While there is an apparent need for a regional shopping center of approximately 30 acres in Windward Oahu, a site is already provided on the General Plan at the intersection of Kamehameha Highway and Haiku Road (i.e., mauka Kailua corner). We do not feel that the Heeia-Kailua-Kaneohe area is capable of supporting two major shopping centers, particularly if they are within close proximity of each other. We suggest that you consider the 30-acre site you propose for a regional shopping center for alternative uses, such as residential or low density apartment and, possibly, a smaller neighborhood shopping center.

Again, this preliminary assessment is based upon satisfactory resolution of certain problems and is subject to further review and refinement. However, it is apparent that serious questions remain as to housing densities, road capacities, commercial needs, etc. We hope that these comments will be of assistance to you in preparing a viable development proposal and in dealing with other government agencies.

Sincerely,

Robert R. Way

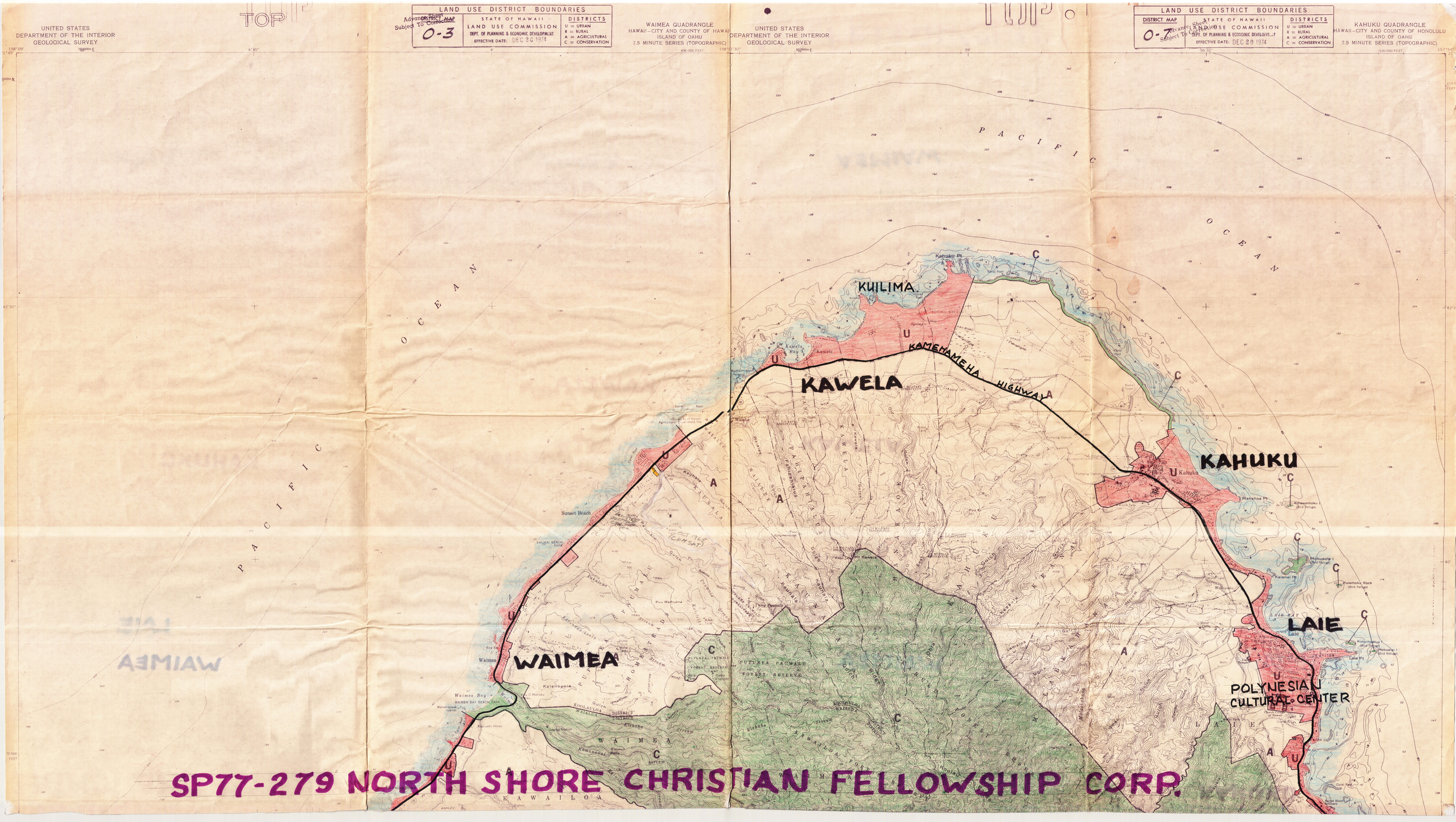
ROBERT R. WAY
Chief Planning Officer

RRW:co

SP 77-279

North Shore Christian Fellowship Corp.

COLUMBIAN NATURAL CLASP NO. 93N
® UNITED STATES ENVELOPE COMPANY
9½ X 12½


LAND USE DISTRICT BOUNDARIES
DISTRICT MAP 0-3
STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
EFFECTIVE DATE: DEC 20 1974
DISTRICTS
U = URBAN
R = RURAL
A = AGRICULTURAL
C = CONSERVATION
Subject To Change
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
WAIMEA QUADRANGLE
HAWAII—CITY AND COUNTY OF HAWAII
ISLAND OF OAHU
7.5 MINUTE SERIES (TOPOGRAPHIC)
KAHUKU QUADRANGLE
HAWAII—CITY AND COUNTY OF HONOLULU
ISLAND OF OAHU
7.5 MINUTE SERIES (TOPOGRAPHIC)
PACIFIC
OCEAN
KUILIMA
KAWELA
KAMEHAMEHA HIGHWAY
KAHUKU
LAIE
WAIMEA
POLYNESIAN CULTURAL CENTER
Kahuku Pt.
Kawela Bay
Kawela
Waialee
Sunset Beach
Waimea
Waimea Bay
Kalanai Pt.
Laie
Laie Pt.
Makahoa Pt.
Mt. Kawela
Puu Mahuka
Puu Pueo
Puu Kaaumakua
Puu Kaliuwaa
Puu Kaiwiula
Puu Kaiwiula
Puu Kaiwiula

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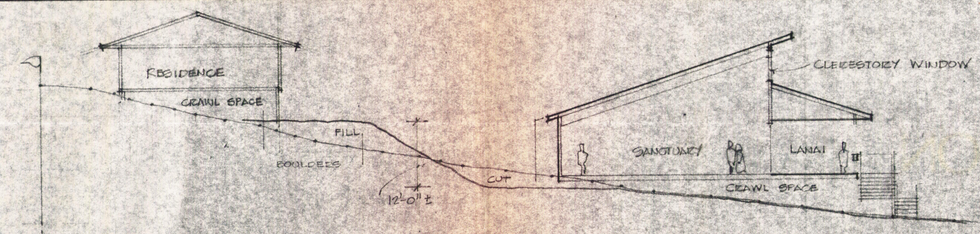
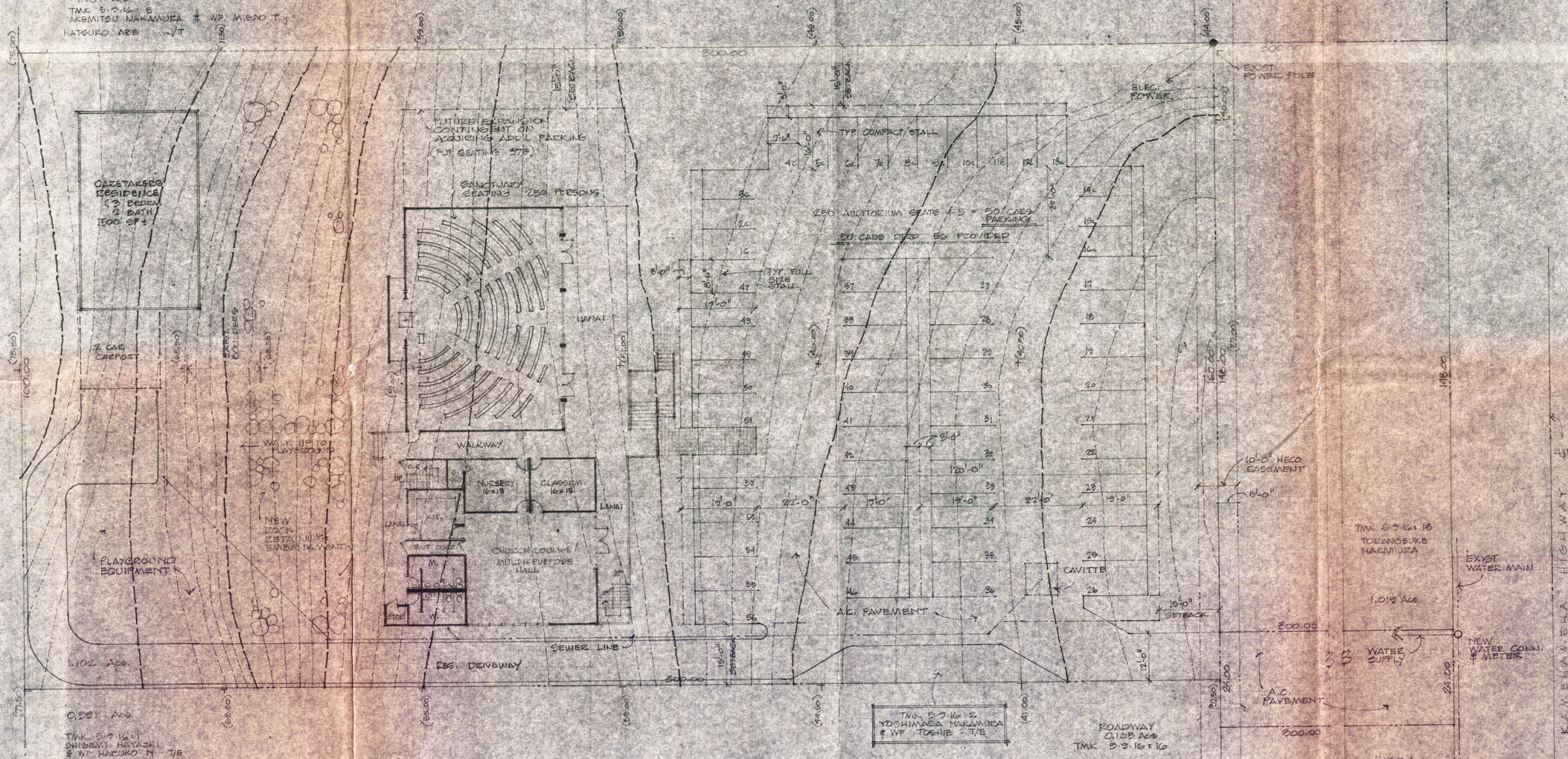
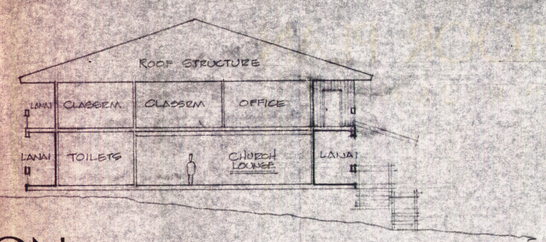


SITE SECTION
AT SANCTUARY
SCALE 1/16"=1'-0"

SECTION @ SITE CENTER LINE 1/16"=1'-0"



SITE / FLOOR PLAN
SCALE 1/16"=1'-0"
TMK 5 9 16 : 2 & 16



SECTION
AT LOUNGE AND CLASSROOMS
SCALE 1/16"=1'-0"

ARCHITECTS HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Cima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

THE NORTH SHORE CHRISTIAN FELLOWSHIP
SUNSET BEACH
PROPOSED CHURCH FACILITY

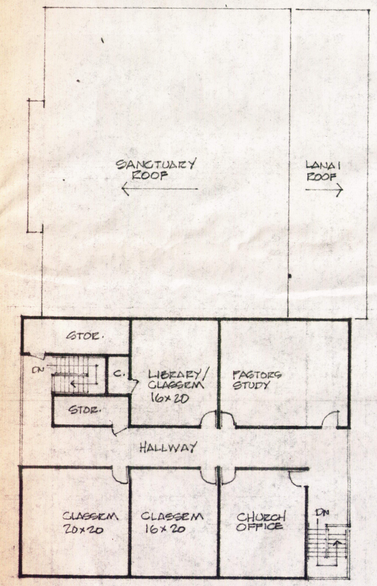
This work was prepared by me or under my supervision and construction of this project will be under my supervision. (Supervision of construction as defined in Section 1.2 (m) of the rules and regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.)

signature

NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

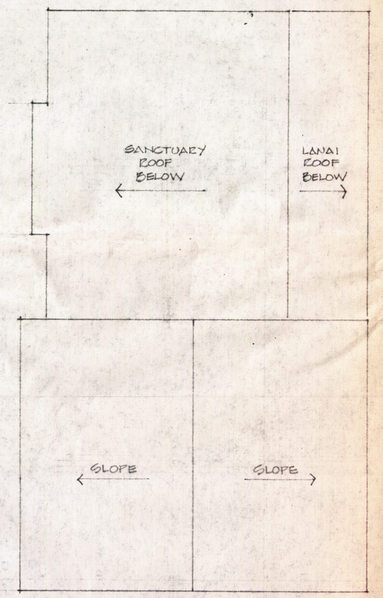
Revision
1
2
3
4
5
6 JULY 25, 1977
7 MAY 8, 1977

Designed by	S. DAVIS
Drawn by	S. DAVIS
Project No.	NSCF
Date	APRIL 7, 1977
Sheet No.	A1
	of 4 Sheets



2 ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



ROOF PLAN

SCALE 1/16" = 1'-0"

ARCHITECTS HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

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 1.2 (n) of the rules and regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.)

signature

NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

Revision
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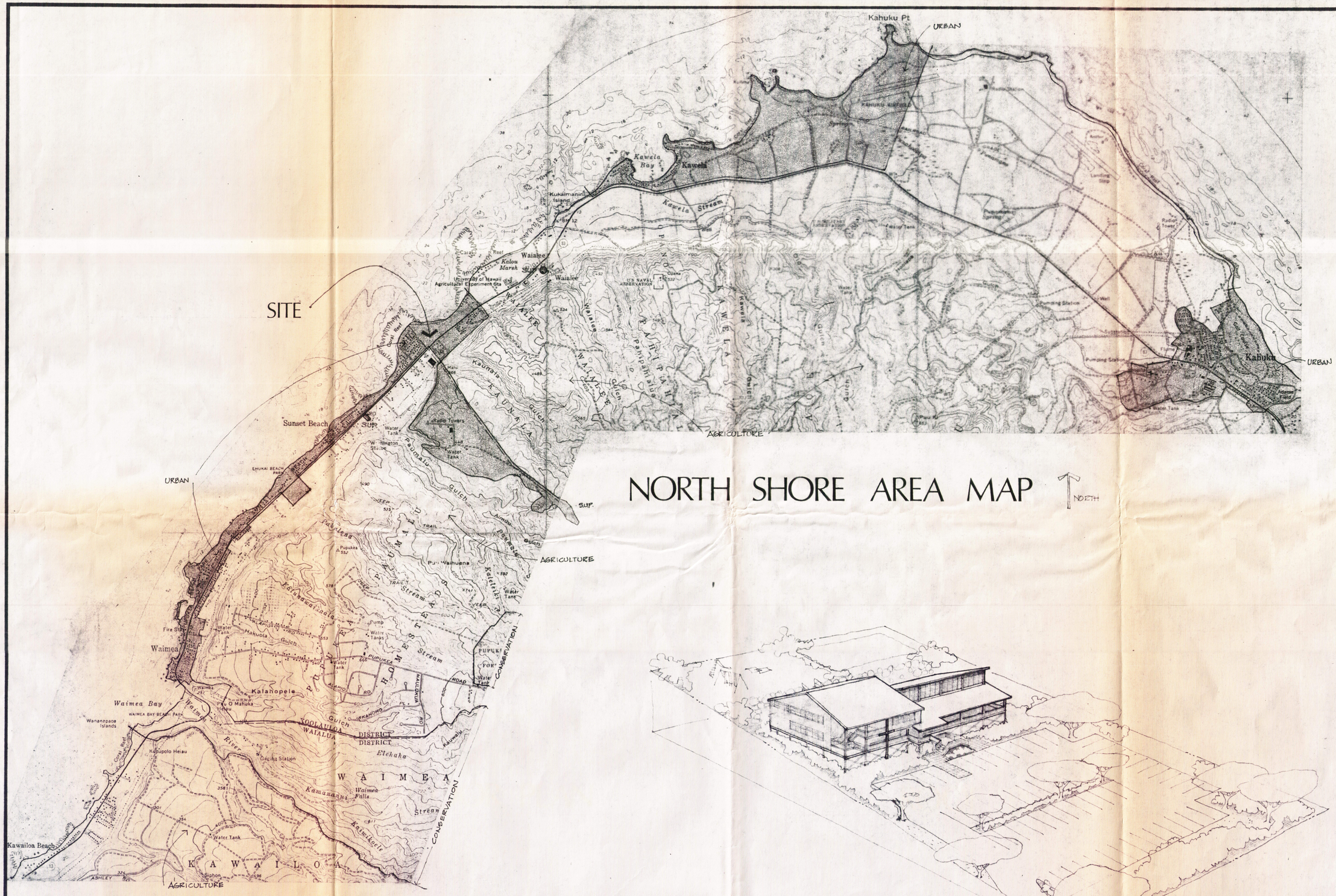
Designed by	S. DAVIS
Drawn by	S. DAVIS
Project No.	N.S.C.P.
Date	MAY 8, 1977
Sheet No.	A 2
	of 4 Sheets



NORTH SHORE AREA MAP

NORTH

PERSPECTIVE SKETCH

ARCHITECTS HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

THE NORTH SHORE CHRISTIAN FELLOWSHIP
PROPOSED CHURCH FACILITY
SUNSET BEACH

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 1.2 (n) of the rules and regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.)

signature

NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

Revision
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△
⚠ MAY 8, 1977

Designed by	S. DAVIS
Drawn by	S. DAVIS
Project No.	NSCF
Date	APRIL 7, 1977
Sheet No.	A 3
	of 4 Sheets



ARCHITECTS HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

THE NORTH SHORE CHRISTIAN FELLOWSHIP

SUNSET BEACH

PROPOSED CHURCH FACILITY

Revision
△
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Designed by	S. DAVIS
Drawn by	S. DAVIS
Project No.	N.S.C.F.
Date	MAY 8, 1977

Sheet No.

A 4

of 4 Sheets

5 - 9 - 16

PUPUKEA PAUMALU BEACH LOTS

PLAT 01

Koolauloa Beach Lots

TO WAIALUA ← KAMEHAMEHA HIGHWAY → TO KAHUKU

PLAT 15

72 | 73 | 76 | 77 | 78 | 81 | 82 | 86 | 87 | 88

148.00 | 148.00 | 148.00 | 148.00 | 148.00 | 148.00 | 148.00 | 188.62

Kazunori Morita & wf. Misue T/E

Shome Miura & wf. Betty T. T/E (Hawaii Congregation of Jehovah's Witnesses) le.

Landre K. Keao & wf. Lorraine M. - T/E

Timotio Casuga John Casuga - J/T

(Charles W. Hurwitz & wf. Carmen) le. 107

SUNSET BEACH STORE

Takemitsu Nakamura & wf. Misao T. - T/E 14,800 ϕ

14

148.00

108

Takemitsu Nakamura & wf. Misao T. - T/E

Toranosuke Nakamura

by Use

Frederick K. Shimote & wf. Stella Y. - T/E

1.019 Acs. | 1.019 Acs. | 1.019 Acs. | 1.019 Acs. | 1.019 Acs. | 1.160 Acs.

300.00

JEHOVAH WITNESS CHURCH

L.D. CT.

ROADWAY 0.165 AC. Various Owners See TMB 3053 (5)

ROADWAY 0.165 AC. Tokuro Nakamura & wf. Nita - T/E

CONS.

49

302.37

1005

8 | 9 | 10 | 11 | 12 | 13 | 15 | 16 | 17

148.00 | 148.00 | 148.00 | 148.00 | 148.00 | 148.00 | 150.81

24.00 | 24.00 | 24.00 | 24.00 | 24.00 | 24.00 | 24.00

160.00 | 160.00 | 160.00 | 160.00 | 160.00 | 162.81

71 | 74 | 75 | 79 | 80 | 85 | 89

Robert E. Rawlins & wf. Genevieve T. - T/E

Palmer L. Bagnell, Sr. & wf. Dorothy - T/E (Genevieve T. Rawlins) A/S

Gerald L. Canaday & wf. Dorothy N. - T/E

John Welch (Gary T. Fujimoto & wf. Janet T. - T/E) A/S

Yoshimasa Nakamura & wf. Toshie - T/E (North Shore Christian Fellowship) A/S

Shigemi Hayashi & wf. Haruko N. - T/E [owners of access easement]

VACANT

1.185 Acs. | 1.102 Acs. | 1.102 Acs. | 1.102 Acs. | 1.781 Acs. | 1.102 Acs. | 0.991 Ac.

300.00

160.00

7 | 6 | 5 | 4 | 3 | 2 | 1

160.00 | 160.00 | 160.00 | 160.00 | 160.00 | 160.00 | 125.00

SEC. 8 PLAT 01 APP

Ag

Residential Hawn

L.D. CT.

TRUE NORTH Scale: 1 in. = 50 ft.

PLAT 06

VACANT

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

FIRST DIVISION		
ZONE	SEC.	PLAT
5	9	16

CONTAINING PARCELS

SCALE: 1 IN. = 50 FT.

NOV 7 1977

DWG. NO: 46
SOURCE: LD. CT. CONS. 49, Map 2
BY: RDY Date: May 17, 1951

SP77-279 NORTH SHORE CHRISTIAN FELLOWSHIP CORP.

(formerly por. 5-9-06)

PAUMALU, KOOLAULOA, OAHU. (LD. CT. CONS. 49)

SUBJECT TO CHANGE