

STATE OF HAWAII
LAND USE COMMISSION

1:00 P.M. Meeting

January 30, 1970

Kona, Hawaii .

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(Meeting being called to order by the Chairman was not recorded on the tape.)

MR. DURAN:

Do you solemnly swear the testimony you are about to give is the whole truth and nothing but the truth, so help you God?

RESPONSE:

I do.

CHAIRMAN INABA:

Before we begin our meeting today, we are supposed to have a hearing . . . three hearings . . . but we're going to move over to action because Mr. Ken Griffin would like to leave this afternoon early, and we'll call on Mr. Ken Griffin first.

MR. GRIFFIN:

My name is Ken Griffin. I represent The Realty Investment Company, Limited. We would like to ask for a continuance on our request for change of zone boundaries. At the meeting of November 20th when we testified, there was a question on the water around the (inaudible) cone. The same day the Planning Commission in Hilo had a meeting on this subject, also. That Commission is no longer . . . those people that were on the Commission are no longer Commissioners for the island of Hawaii and we have not had a chance to meet with the Planning Commission, and we would like to meet with them in early February then come back and then ask for a decision from this Board after that.

CHAIRMAN INABA:

Are there any questions from the Commissioners? Would someone make a

CHAIRMAN INABA (Cont'd.)

motion to accept the deferral?

COMMISSIONER:

I move that we accept the petitioner's request.

COMMISSIONER KIDO:

I second it.

CHAIRMAN INABA:

Is there a time stipulated in this request?

MR. GRIFFIN:

How long do you need? Thirty days, I think, should do it, from today.

MR. DURAN:

I would recommend, Mr. Chairman, that they also send a letter in with this in writing.

CHAIRMAN INABA:

It's moved and seconded that we accept the petitioner's request for postponement. All those in favor . . . Oh, Rom, will you . . .

MR. DURAN:

That's alright. You can just . . .

CHAIRMAN INABA:

Oh. All those in favor, signify by saying aye.

RESPONSE:

Aye.

CHAIRMAN INABA:

Opposed.

RESPONSE:

(None.)

CHAIRMAN INABA:

Motion is carried.

MR. GRIFFIN:

Thank you very much.

CHAIRMAN INABA:

We'll go into hearings . . . A69-236. Ah Sung, we're going to shift this . . . 236 first.

MR. LEONG:

Okay.

MR. DURAN:

Mr. Chairman, gentlemen of the Commission. (The January 30, 1970 staff report re: A69-236 - Kawaiiani Place, Inc., was read verbatim.)

I'm going to call your attention to our district maps to orient the Commission to this (inaudible). This is the Land Use Commission District Boundary Map of the Hilo area. All of the area shown in pink represents the Hilo urban district. The property in question is located in this yellow square within the agricultural area and white. This green area represents the existing conservation district. Hilo Bay is up at the top of the map.

More specifically, this is Kawaiiani Road, Komohana Street. The existing urban district is this solid red line and this is the Hilo area. The bay is in that direction, and the property in question is this 40-acre tract shown in yellow. We have indicated on this map also in dash lines the area that was considered by the Land Use Commission during the 5-year boundary review that was recommended by the . . . our consultants, Eckbo, Dean, Austin & Williams, for inclusion within the urban district.

MR. DURAN (Cont'd.)

We've also indicated on this map in blue, lands that are dedicated for tax purposes for 10 years for agricultural purposes. We've also indicated the agricultural interests that were opposed to the request in orange so that you'd be able to see that all these orange properties are opposed to the rezoning of this area in urban.

This map represents the proposed development of the tract, and the developers envision 7,500 square foot lot sizes and this scheme represents 197 lots.

Mr. Chairman, just a few moments ago we received a letter from Mr. Kushi, counsel for Kawaiilani Place, Inc. I think you all have copies of it there before you. I'd like to read from the letter.

"Our application to amend the Land Use District boundaries at Waiakea Homesteads in Hilo based upon the following:

(1) The entire 40.41 acres were originally within the urban district . . . land use district under the general plan, but after receiving testimony from a couple of farmers, the petitioner placed the acreage within the agricultural district. We think the Commission was correct when it originally proposed urban use of this acreage.

(2) The land area hereby, mauka and makai, of 40 acres is already within the urban district. From the standpoint of consistency, therefore, the entire area should be redistricted to urban. It is common knowledge that Hilo is presently facing a severe housing shortage. Because of the shortage, the rents, particularly for low-income groups, have gone up considerably. To make matters worse, there are no houses available for rent in the State and County governments have recognized the seriousness of this problem and are now attempting to provide low-cost housing . . .

MR. DURAN (Cont'd.)

low cost public housing. We plan to subdivide our acreage into 7,500 square feet. Lots for residential purposes are planned and will, in some measure, make low-cost residential land available at a time when it is most needed. We strongly believe that our subdivision will help to alleviate the housing shortage crisis. We, therefore, respectfully request your approval of our application. Mr. Shigoe, President of Kawaiiani Place, Inc., is president and personally will be glad to answer any of your inquiries."

(Mr. Duran read the above excerpt extremely fast and if a copy of this letter is on file, it might be of some assistance.)

I'd like to go back to one statement up here, gentlemen: "Two, the land nearby, mauka and makai, is already within the urban district." That's sort of misleading and I think I understand what he's driving at and I'd like to go back to the map and show you that, true, the land makai is in the urban district which I pointed out to you, this being the property in question. But I should also point out that the area shown in purple, if you can read it from there, has been subdivided into residential sized lots under the non-conforming class. So these are non-conforming existing subdivisions of an urban standard, but they are not in an urban district.

If there are any questions, Mr. Chairman, I'd be pleased to answer them.

CHAIRMAN INABA:

Do the Commissioners have any questions?

COMMISSIONER:

Are there any houses in that non-conforming area?

MR. DURAN:

Yes. This is substantially developed, this subdivision, and I would say the rest of them have houses and there are probably not more than 10% or 20% developed.

CHAIRMAN INABA:

You're Mr. (inaudible).

MR. (INAUDIBLE):

Right. Mr. Chairman, I'm just . . . my name is (inaudible). I am president of Kawaiiani Place, Inc. Your Executive, Mr. Duran, I think has presented all what we have to say to you gentlemen. So at this time, to what Mr. Duran said, I would like to add what Mr. (inaudible) has . . . (inaudible) . . . Thank you very much.

CHAIRMAN INABA:

Thank you. Are there any questions that the Commissioners would like to ask Mr. (inaudible)?

COMMISSIONER:

Have you set a price on this property if it's divided into lots of what it will . . .

MR. (INAUDIBLE):

No. Not at this time. As soon as we have the approval . . . we already have . . . (inaudible) . . . to go ahead, but we're . . . (inaudible - this speaker talks in a soft tone and has heavy and then soft intonations so that it's difficult to decipher an entire sentence) . . .

COMMISSIONER:

You're talking about low-cost housing and we assume that that means low-cost land, too. Is there any idea . . . I'm interested in that and you're petitioning here to provide low-cost housing.

MR. (INAUDIBLE):

Well, what (inaudible) said in that letter . . (inaudible) . . if the County Planning Commission will go along and I know that we can . . (inaudible) . . but, depending on that, we'd like to make it available to the general public where medium income people can afford \$7,000 to \$8,000 on . . (inaudible) . .

COMMISSIONER:

We'd like to see a development time table.

MR. (INAUDIBLE):

We should be able to get the land on the market within one year, I think.

COMMISSIONER:

And you don't have any opposition from any of the farmers for that particular parcel? No problem there at all?

MR. DURAN:

Mr. Chairman, I should point out . . . and I've overlooked it because we just received an objection to this request. If I can get that folder. Here is a letter in our file just received yesterday from Alexander Wung who owns 10 acres and I believe this property is right here. I'd like to read this into the record, Mr. Chairman.

"Thank you for your letter of January 19th and memorandum of same. However, this letter did not arrive until the 24th and it gave me short time to consult my neighbors. Also, we have little time to read the legal notice in the paper and so would not be informed otherwise. I have a number of my neighbors have bought land in this area mainly because it was agricultural and it's away from city restrictions. I'm happy when this land became part of the green belt law and have dedicated

MR. DURAN (Cont'd.)

this land with the State Tax Office here in agriculture. My views have not changed and I see no reason to change them whatsoever. I have only signed the petition regarding this area a few years back but believe . . . (inaudible) . . . presented to your office and should be on file. I also feel that until the area surrounded by Kukuao Street, Homahana Street, Waianako Street, mauka of Kinole aligned roughly with Ulelani Street, then back to Kuwalo Street is bisected with streets and filled with homes and buildings. I see no necessity and almost centrally located on almost any map of the city in Hilo. Incidentally, you will also note that this area also includes a lot of idle State land which is not bringing in any revenue at all and should be put to better use. In regards the application A69-236, Kawailani Place, Inc. to rezone 40 acres from the agricultural district to the urban district, I say no."

He's against it.

CHAIRMAN INABA:

But so far, these are the only objections we've received to date.

COMMISSIONER:

Can the County give any indication of when they might be able to

. . .

COUNTY REPRESENTATIVE:

Yes. May I comment on it at this time?

CHAIRMAN INABA:

Sure. Go ahead.

COUNTY REPRESENTATIVE:

The County of Hawaii is still (inaudible) in that its Commission has

COUNTY REPRESENTATIVE (Cont'd.)

not had a meeting in which to discuss and recommend something to you. But I wanted to comment on one point, where the petitioner asks about the State's 7,500 square foot lots. Since it has not come to the County for zoning yet, I wanted to advise the Land Use Commission that existing zoning on the mauka side within the present urban area is 15,000 square feet. So I just wanted to bring that point up that there is no guarantee that 7,500 square foot . . . (inaudible) . . . In fact, the entire area put in here contains 15,000 square foot zoning. I just wanted to point that out.

COMMISSIONER:

Is it possible now to give us any kind of an idea when the Planning Commission might be able to act in terms of where it stands on the agenda.

COUNTY REPRESENTATIVE:

Yes, sir. We will probably have 2 meetings in February, so at the latest, I would say at the end of February you'll have our recommendation.

COMMISSIONER:

Do you expect any opposition?

COUNTY REPRESENTATIVE:

Well, it would be the only 7,500 size in the area, since all this is 15,000. This does not mean it cannot be done.

COMMISSIONER:

Donald, you know in that subject property, where is the water main? What size is the . . . ?

DONALD:

There is a 2 inch line running on Kawaiiani, but very advantageous

DONALD (Cont'd.)

to this application is the fact that there is . . (inaudible) . . so that the adequacy of supply would not be a question. And also, there's a . . (inaudible) . .

COMMISSIONER:

You mean there's an 8 inch up to that point?

DONALD:

Yes. (Additional comments inaudible.)

CHAIRMAN INABA:

Any other questions? Then we'll close the hearing on A69-236. Before we go on to A69-234, I'd like to confer with Dr. Mark just a few minutes.

(Break.)

(I don't know whether the individual operating the tape recorder forgot to turn it back to record when the meeting resume or not, but there is no further recording on either side of this tape.)

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