

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Waipahu Soto Zen Temple Taiyoji
Waipahu, Oahu

April 12, 1977 - 9:30 a.m.

Approved
AUG 16 1977

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

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

Ray Russell, Court Reporter

HEARING

A76-421 - WEST BEACH DEVELOPMENT CORPORATION

Pursuant to a notice published in the Honolulu Star Bulletin on March 13, 1977, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by West Beach Development Corporation to amend the land use district boundaries for approximately 830 acres presently in the Agricultural District into the Urban District at Honouliuli, Ewa, Oahu, for hotel, marina, golf course, residential and commercial uses; Docket No. A76-421.

Motion for a Change in Time and Place of Hearing

In the matter of the motion by the Ewa Beach Aliis, intervenor, to a change in time and place of hearing, Chairman Tangen recommended that the Commission recess at 5:00 p.m. today and reconvene at 7:00 p.m. to accommodate those witnesses who may otherwise be unable to testify.

Commissioner Duke so moved, which was seconded by Vice Chairman Sakahashi.

Miss Karen Radius, representing the Ewa Beach Aliis, submitted that the motion was filed in order to take the hearing to a location halfway between Ewa Beach and the Waianae Coast for the convenience of the witnesses who reside in these areas.

Commissioner Duke noted that there was adequate bus service between the Waianae Coast and Waipahu.

The Commissioners were polled and the motion was carried unanimously.

Swearing In

All those testifying during today's proceedings were duly sworn in by the Chairman.

APPEARANCES

Harry Kim, Attorney, representing West Beach Development Corporation

Jane Howell, Deputy Corp. Counsel, representing City Dept. of General Planning

Maurice Kato, Deputy Attorney General, representing the Dept. of Planning & Econ. Development

Douglas Meller, representing the Shoreline Protection Alliance

Karen Radius, Attorney, representing the Ewa Beach Aliis Athletic Club

PUBLIC WITNESSES

Upon timely application, the following were admitted as witnesses, duly sworn in, testified and were examined as set forth in the transcript on the pages noted-----Pages

James W. Morrow, Director of Environmental Health,
American Lung Association

Oral Testimony-----11 to 17
Cross examination by Mr. Kim-----17 to 19
Cross examination by Mr. Meller-----20
Examination by Commissioner Duke-----20 to 21
Examination by Commissioner Whitesell-----21 to 23
Reexamination by Commissioner Duke-----23 to 24
Recross examination by Mr. Kim-----25 to 26

<u>Capt. Russell P. Nystedt, District Civil Engineer for the 14th Naval District</u>	<u>Pages</u>
Read letter from Commandant-----	27 to 33
Cross examination by Mr. Kim-----	34 to 39
Cross examination by Mr. Kato-----	39 to 45
Cross examination by Mr. Meller-----	45 to 48
Cross examination by Miss Radius-----	48 to 49
Examination by Commissioner Yanai-----	49
Recross examination by Mr. Kim-----	49 to 55
Recross examination by Mr. Meller-----	55
Examination by Commissioner Duke-----	55 to 57
Recross examination by Miss Radius-----	57

PETITIONER

All of the following were called as witnesses by the petitioner, were duly sworn in, testified and examined as set forth in the transcript on----- Pages

Royal P. Leong, President of Makakilo Communication Ass.

Direct examination by Mr. Kim-----	58 to 60
Cross examination by Miss Radius-----	60 to 62

Wilbert Eguchi, representing the Mason's Union

Read from prepared statement-----	62 to 64
Cross examination by Mr. Meller-----	64 to 65
Cross examination by Miss Radius-----	65
Direct examination by Mr. Kim-----	65 to 66

H. Aoyagi, representing Local 635, Plasterers' Union

Direct examination by Mr. Kim-----	67
Examination by Commissioner Duke-----	68

Stanley Ito, representing Carpenters' Union

Direct examination by Mr. Kim-----	68
Read from prepared statement-----	69

Agnes Weisbarth, representing the Hawaiian Civic Club

Read from prepared statement-----71

Cross examination by Miss Radius-----72 to 73

Ronald Chang, representing the Home Builder's Association

Read from prepared statement-----73 to 76

Cross examination by Miss Radius-----76 to 77

Harold K. Lewis, representing Operating Engineers of Local
3, AFL-CIO

Oral testimony-----78 to 79

Cross examination by Mr. Kato-----79 to 80

Cross examination by Miss Radius-----80 to 85

The Chairman called for a lunch recess at 11:55 a.m. and
the meeting reconvened at 1:50 p.m.

PETITIONER (cont.)

Willard Stluka, Land Planning Manager for the Estate of James
Campbell

Direct examination by Mr. Kim-----87

Read letter addressed to Rear Admiral Wentworth
re Campbell's position on the NASBP AICUZ-----88 to 99

Discussion re above matter-----100 to 102

Cross examination by Mr. Kato-----102

Cross examination by Mr. Meller-----103 to 105

Cross examination by Miss Radius-----105 to 106

In response to Commissioner Whitesell's request for comments
from a member of the Navy regarding Campbell's letter re the AICUZ,
the Commanding Officer of the Air Station stated he was not quali-
fied to reply to the letter without close examination and analysis
of its contents. Chairman Tangen advised that any additional in-
formation from the Navy would have to be brought before the close
of the hearing tomorrow, subject to cross examination by the parties.

Miss Radius requested permission to submit a petition signed by 41 people protesting the Commission's decision to continue the hearing in Waipahu tonight. Miss Radius moved for reconsideration of the residents' earlier request to continue the hearing in Nanakuli.

Commissioner Duke moved to deny the request, which was seconded by Commissioner Whitesell, and carried unanimously.

John Chapman, Consultant for West Beach Development Corp.

Direct examination by Mr. Kim-----113
Read from prepared statement-----114 to 122
Narration of slide presentation-----122 to 130
Mr. Kim agreed to file one copy of the foregoing slides for the Commission's records.
Cross examination by Mr. Kato-----132 to 141
Cross examination by Mr. Meller-----141 to 145
Cross examination by Miss Radius-----145 to 152
Cross examination by Miss Howell-----153 to 154
Redirect examination by Mr. Kim-----154 to 155

DEPARTMENT OF GENERAL PLANNING, CITY & COUNTY OF HONOLULU

Exhibits

County's Exhibits 1 through 9 were admitted into evidence.

Robert R. Way, Chief Planning Officer, DPG

Mr. Robert Way, having been duly sworn in, was called as a witness, examined and testified as set forth in the transcript on-----Pages

Summary of prepared testimony-----157 to 158
Direct examination by Miss Howell regarding DPED's testimony-----159 to 162
Cross examination by Mr. Kim-----162 to 163
Cross examination by Mr. Kato-----163 to 175
Cross examination by Mr. Meller-----175 to 182
Cross examination by Miss Radius-----182 to 184

Robert R. Way (cont.)

Examination by Commissioner Whitesell-----184 to 187

Examination by Commissioner Yanai-----187 to 190

PETITIONER (cont.)

Osamu Murata, President of Doshi Kai

Direct examination by Mr. Kim-----190 to 192

Cross examination by Mr. Kato-----192 to 194

Cross examination by Miss Radius-----194

The meeting was recessed from 5:10 p.m. to 7:30 p.m.

7:30 p.m.

Chairman Tangen announced that the meeting was being continued tonight to accommodate intervenor Ewa Beach Aliis' witnesses who work during the day and were unable to appear today.

For various reasons, Miss Radius advised that many of those on the Aliis' witness list were unable to be present tonight. She added that she could see no reason why they could not appear tomorrow during the day at the time intervenor Aliis will be called to present its case.

Chairman Tangen reiterated that the Commission will do everything possible to accommodate all those who wish to be heard; however, he expressed disappointment over the inability of so many witnesses to appear tonight since the meeting had been specifically continued for their convenience. Chairman Tangen also noted the earlier demonstration by some of the Waianae residents following the Commission's decision to continue the hearing in Waipahu.

EWA BEACH ALIIS ATHLETIC CLUB

The following were called as witnesses by the Ewa Beach Aliis Athletic Club, duly sworn in, testified and examined as set forth in the transcript as noted-----Pages

Charles Lau, Waianae Resident

Oral testimony-----213 to 217

Kaleo Kekipi

Direct examination by Miss Radius-----223 to 224

George Gomen, Maili Resident

Oral testimony-----225 to 229

Gordon Kekipi

Oral testimony-----229 to 231

John Silva, Consultant and Member of Board of Directors of
Aliis Athletic Club

Direct examination by Miss Radius-----232 to 243

Cross examination by Mr. Meller-----244

Ah Moo Bright

Direct examination by Miss Radius-----245 to 249

PETITIONER (cont.)

George E. Lipp, Consultant, firm of Harris, Kerr, Forster & Co.

Read from prepared testimony-----251 to 260

Direct examination by Mr. Kim-----260 to 262

Cross examination by Mr. Kato-----262 to 265

Redirect examination by Mr. Kim-----265 to 266

Recross examination by Mr. Kato-----266 to 270

Cross examination by Mr. Meller-----270 to 271

Cross examination by Miss Radius-----271 to 274

Prior to recessing the hearing, Chairman Tangen declared that it was the Commission's intent to continue with the hearing tomorrow, and requested cooperation from all of the parties to keep their witnesses' testimony as succinct as possible.

The hearing recessed at 10:10 p.m.