

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

APPROVED  
AUG 6 1971

Highlands Intermediate School Cafetorium  
Pearl City, Oahu

May 8, 1971 - 9 a.m.

Commissioners Present: Goro Inaba, Vice-Chairman  
Eddie Tangen  
Shelley Mark  
Sunao Kido  
Stanley Sakahashi

Commissioners Absent: Leslie Wung  
Tanji Yamamura  
Alexander Napier

Staff Present: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Walton Hong, Deputy Attorney General  
Jean Soma, Stenographer

Vice-Chairman Inaba called the meeting to order, then swore in persons wishing to present testimony.

ACTION

SPECIAL PERMIT APPLICATION BY EAGLE COUNTY DEVELOPMENT CORPORATION (SP71-99) TO CONSTRUCT WATER STORAGE TANK AND WELL SITE AT KALIIHIKAI, HANAIEI, KAUAI

Staff planner, Mr. Leong, presented the staff report recommending approval of the special permit as conditioned by the County and on the further condition that the site be adequately landscaped (see report on file).

Mr. Donn Carswell, project manager for the petitioner, presented renderings showing how the project site will be landscaped to blend in with the surrounding area.

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Commissioner Sakahashi's motion to approve the special permit under the County's conditions and the additional condition recommended by the staff was seconded by Commissioner Tangen and unanimously carried.

HEARING

PETITION BY TRUSTEES OF B. P. BISHOP ESTATE (A71-283) TO RECLASSIFY APPROXIMATELY 620 ACRES FROM AGRICULTURAL TO URBAN AT WAIAWA, EWA, OAHU

Mr. Tatsuo Fujimoto, the Executive Officer, presented the staff report; and, Mr. Leong described the area under petition.

Vice-Chairman Inaba directed the secretary to note for the record that Commissioner Napier was excused because of a possible conflict of interest.

Attorney Francis Izumi, representing the property owner, Bishop Estate, as well as the joint venture of Amfac-Trousdale, developer of the subject property, stated that the petition for boundary change has been addressed mainly to the critical housing shortage on Oahu although the University of Hawaii Board of Regents "did indicate and made selection of a proposed second campus site on the property".

Mr. Ronald Waranch, President of Lear Siegler Properties, Inc., stressed that the total development would encompass only 1,800 acres; that the entire first increment of 624 acres is directed at providing housing for the gap group; that 574 people have inquired about their proposed project; that the proposed moratorium on urban rezoning was not enacted because the legislature recognized the need for more urban lands to provide housing; and that they do have the facility, capability, and dedication to provide housing for those needed here on Oahu.

Mr. Charles Hamane, representing Amfac-Trousdale, gave a slide presentation of the subject property and of other projects developed by his firm.

Mr. Waranch continued with the slide presentation elaborating on the factory housing system of Alcan Hawaiian Homes, Inc., presently operating at the Campbell Industrial Park. It has an ultimate housing production capability of 2,600 or 3,000 units per year to meet the needs of 65 percent of the population on the island of Oahu.

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In answer to questions posed by the staff and Commissioners, the following statements were made by the petitioners:

1. The offer for a second University campus encompasses a total of 900 acres, of which 400 acres represent slopes of less than 20 percent.
2. Gap-group market is referenced to mean family income of \$11,250 per year which represents 65 percent of the total housing demand on Oahu that can qualify for housing below \$30,000.
3. Gap-group housing will be provided at the site even though the second campus is located elsewhere.
4. Have present factory capability of producing single-family houses, townhouses, and various forms of apartments, all of which include two-bedroom, three-bedroom, and four-bedroom units ranging from 1,000 square feet up with an average of 1,200 square feet. The minimum price for a bachelor unit of 450 square feet is \$17,000, and the upper price of the larger units is estimated at \$25,000. The single-family units will be in the upper reaches of \$30,000.

Mr. Robert Way, Director of the City Planning Department, reported that the Planning Commission met on April 14 and 21 and voted to recommend approval of the request. However, the Commission also emphasized that its action is in no way to be interpreted as an approval of the site for the second University campus. Mr. Way also presented the second part of the testimony recommending disapproval of this request based on his staff report and additional remarks presented (see testimonies on file).

Mr. Bill Cook, Governor's Special Assistant on Housing, submitted a letter which was read by Mr. Leong supporting this request based on housing needs <sup>on Oahu</sup> but not addressed to the planning aspects of the proposal (see testimony on file).

Other testimonies were heard from the following persons and/or organizations opposing this request (see testimonies on file):

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1. Mr. Fred Murakami,
2. Mr. Bob Kubo for Mr. Stanley Sumida, Pearl City  
Community Association,
3. Mr. Robert McBroom, President, Pearl City  
Community Association,
4. Mrs. Betty Snowden, Pearl City Community Association,
5. Mr. George Nobunaga, Waipahu Community Association, and
6. Mrs. Virginia Brooks, Conservation Council for Hawaii.

For the record, Mrs. Virginia Brooks stated that she was representing the Board of Conservation Council for Hawaii.

TENTATIVE SCHEDULE was approved as follows:

1. May 21, 1971, Maui, 1 p.m.;
2. June 4, 1971, Kauai, 10 a.m.; and
3. June 5, 1971, Oahu, 10 a.m.

ADJOURNMENT

The meeting was adjourned at 12:10 p.m.