

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Waianae High School Cafetorium
Waianae, Oahu

APPROVED

AUG 6 1971

June 5, 1971 - 10 a.m.

Commissioners Present: Leslie Wung, Chairman Pro Tempore
Alexander Napier
Sunao Kido
Tanji Yamamura
Eddie Tangen
Shelley Mark
Stanley Sakahashi

Commissioner Absent: Goro Inaba, Vice-Chairman

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

HEARINGS

PETITION BY HKH VENTURES (A71-293) TO RECLASSIFY APPROXIMATELY
9 ACRES FROM AGRICULTURAL TO URBAN AT WAIPIO, EWA, OAHU

The staff report was presented by Mr. Leong, staff planner
(see report on file).

Mr. Roy Takeyama, petitioner's attorney, agreed with the
facts stated in the staff report and read into the record a
letter from the Crestview Community Association dated
April 20, 1971 (on file), which supported the rezoning request.

Since there was no further testimony on the matter,
Acting-Chairman Wung closed the hearing.

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PETITION BY OCEANVIEW ESTATES (A71-275) TO RECLASSIFY APPROXIMATELY 227.81 ACRES FROM AGRICULTURAL TO URBAN AT LUALUALEI, WAIANAE, OAHU

Mr. Fujimoto, the Executive Officer, presented the staff report and described the area under consideration.

Attorney Roy Takeyama, representing the petitioner, called upon Mr. Jack Palk, petitioner's land consultant, to address the question of the need for the rezoning.

In summary, Mr. Palk testified that:

1. Based on his estimate of 3.5 persons per family, the annual requirement for housing units in the next 5 to 10-year period can be boosted to 275 to 300 per year. He felt that the 4 persons per household figure used by the ERA in estimating an annual need of 245 units is too low and is not consistent with the "new life style of people having small units today".
2. In arriving at a figure of 2,118 acres of undeveloped urban zoned land in the Waianae District, the Land Study Bureau did not consider factors such as areas destined for resort development, golf courses, existing and proposed parklands, and areas zoned Industrial by the County.
3. With regard to the 280 acres of known proposals for housing development, he felt that these would not be actively developed for some time because of access, financial, and other problems.

Mr. Palk confirmed that the proposal is for a house and lot package selling for below \$30,000, and hopefully, for \$25,000.

Mr. Takeyama clarified that the proposed housing will qualify for the FHA 235 Program. Under that program, a three-bedroom house of \$31,600 and a four-bedroom house for \$36,000 can qualify. Therefore, they will try to get all the financing required "to get the so called gap group". In regard to the question concerning incompatible uses, Mr. Takeyama stated that the drainage channel would create a natural barrier. He stated that the petitioner hopes to

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provide some greenery to offset the incompatible uses. However, he felt that this was a City problem. Mr. Takeyama summarized that the developer possesses the means to accomplish the proposed development.

The Waianae District Neighborhood Planning Committee, as well as most of the residents who testified, supported the rezoning proposal. However, a few individuals advised caution in planning the future growth of Waianae.

Since no further testimony was offered, the public hearing was closed.

PETITION BY KEYSTONE INVESTMENT, INC. (A71-285) TO RECLASSIFY APPROXIMATELY 52.89 ACRES FROM AGRICULTURAL TO URBAN AT WAIANAE, OAHU

The Executive Officer, Mr. Fujimoto, read the staff report (see copy on file) and described the subject area.

Mr. William Tsao, representing Keystone Investment, Inc., stated his concern that the City Planning Commission recommended denial of this petition despite the fact that the City's General Plan called for residential development on the subject property. However, the petitioner proposes a 440 unit planned unit development for a low income housing project under the FHA 235 and 236 Programs. The placement of the units will be a minimum of 100 feet from the steep banks at the north and northeast boundary of the quarry.

Approximately 22 percent of the 440 units will be two-bedroom units; 45 percent to be three-bedroom; and 33 percent to be four-bedroom. They anticipate that the floor area will range between 700 square feet to 1,200 square feet; and, pricing will range from \$25,000 to \$28,000, including fee simple ownership. The development will be undertaken in two phases and will require a total of about 2½ years for completion.

Mr. Raphael Christ, speaking as Chairman of the Waianae District Neighborhood Planning Committee, member of the Leeward School Advisory Council, and Chairman of the Nanakuli Educational Advisory Council, testified that the WDNPC opposed the proposal (see testimony on file).

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Mrs. Beverly Chapman felt that the Horita development which was supported by the Model Cities would adequately meet the housing needs of the Waianae area; that the townhouse development would not appeal to local Waianae residents; and that the same townhouses would attract a great influx of outsiders to compound Waianae's problems.

Since no further testimony was presented, Acting-Chairman Wung advised that the Commission will receive additional evidence in the next 15 days and thereupon closed the hearing on this matter.

PETITION BY LAND USE COMMISSION (A71-286) TO AFFIRM OR MODIFY VARIOUS PARCELS REZONED DURING THE 1969 FIVE-YEAR BOUNDARY REVIEW IN THE CITY & COUNTY OF HONOLULU

The staff planner read the staff report (see copy on file) concerning Area 1--Lahilahi Point--and summarized a letter dated May 28, 1971, from Mr. John T. Waterhouse, owner of the subject area (see letter on file).

Mr. Waterhouse then elaborated on the statements contained in his letter. He stated that besides being shocked at learning of the change from an Urban to a Conservation classification during the five-year review, the taxes on his property were doubled. He stated further that Mauna Lahilahi is flanked on each side by coral which is over 150 feet in width and which is 10 feet above sea level.

Attorney Wendell Marumoto, representing Mr. Waterhouse, requested a clarification as to the present proceeding--whether it is assumed that the rezoning of the subject property in August, 1969, was properly made; whether we are reviewing that; or whether at the present time we are considering a redesignation from Urban to Conservation. He felt that the 1969 rezoning was made at the 11th hour, without the benefit of substantial study and is therefore totally improper. He stated that the statement in the staff report relating to the action of the City Planning Commission is not accurate.

In reply to Commissioner Tangen's question, Mr. Marumoto stated that a request for a declaratory ruling on this matter was made in December, 1970. In January, 1971, he was advised by Mr. Duran, the Commission's former Executive Officer, that the matter was taken up at the December 18, 1970, meeting but was referred to the Attorney General's office. However, there has been no further communication on this matter since.

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Under questioning by Commissioner Sakahashi, Mr. Marumoto stated that an intensive study to give the staff some substance in their recommendation to the Commission was not made. He further felt that to "affirm" a designation that was improperly promulgated in the first place is not proper nor valid.

Deputy Attorney General Walton Hong explained and clarified for Mr. Marumoto the position of the Land Use Commission with respect to holding the new hearings on the 17 parcels.

Mr. George Houghtailing, planning consultant for Mr. Waterhouse, stated that in order for the landowner to utilize the land as previously planned, the Urban designation would have to be restored.

Mr. Raphael Christ, Chairman of the WDNPC and other Waianae residents presented testimony in favor of retaining the current Conservation designation.

Since there was no further testimony on Area 1, the staff planner proceeded with a description of Area 2. However, he was interrupted by Deputy Attorney General Hong who asked those in attendance whether there would be any testimony on the remaining areas. Since there was none, he noted for the record that no one present intended to testify on the remaining 5 parcels.

The public hearing on this matter was closed.

DEFERRAL OF ACTION ON CAMPBELL ESTATE PETITION (A70-268)

The Executive Officer noted that it was mutually agreed between the Land Use Commission and Campbell Estate that action on their petition would be deferred to no later than September, 1971.

ADJOURNMENT

The meeting was adjourned at 1:10 p.m.