

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

House Conference Rooms 310 and 312  
3rd Floor, State Capitol  
Honolulu, Hawaii

October 7, 1980 - 9:00 a.m.

*Approved*  
APR 9 1981

COMMISSIONERS PRESENT: Charles Duke, Chairman  
Shinichi Nakagawa, Vice Chairman  
Richard Choy  
Shinsei Miyasato  
Mitsuo Oura  
George Pascua  
Carol Whitesell  
William Yuen

COMMISSIONER ABSENT: Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer  
Joseph Chu, Planner  
Allan Kawada, Deputy Attorney General  
Dora Horikawa, Chief Clerk  
  
Ray Russell, Court Reporter

HEARING

A80-485 - FINANCE REALTY CO., LTD.

Pursuant to a notice published in the Honolulu Star Bulletin on September 3, 1980 and notices sent to all parties, a hearing was held by the Land Use Commission in the matter of the petition by Finance Realty Co., Ltd. to amend the land use district boundaries at Makakilo, Ewa, Oahu, Docket A80-485.

Appearances

Diane Kishimoto, attorney representing petitioner

Steven Lim, Deputy Corporation Counsel, representing the  
City Department of General Planning

Annette Chock, Deputy Attorney General, representing the  
Department of Planning & Economic Development

Exhibits

Petitioner's Exhibits A through J were admitted into evidence. A 16-acre parcel was deleted from the petition pursuant to an amendment which was filed by the petitioner and served upon all parties.

Staff planner pointed out the location of the subject property on the maps and oriented its location with various surrounding landmarks.

All of the persons who appeared today, having been duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

PETITIONER

Wendell Pang - Vice President of Finance Realty Co., Ltd.

Direct examination by Miss Kishimoto-----11 to 14  
 Cross examination by Mr. Lim-----14 to 16  
 Cross examination by Miss Chock-----16 to 22  
 Examination by Commissioner Whitesell-----23 to 26  
 Examination by Commissioner Yuen-----27 to 29  
 Examination by Chairman Duke-----30 to 31  
 Reexamination by Commissioner Yuen-----32  
 Reexamination by Commissioner Whitesell-----32 to 33

Oswald Stender - Trustee & Executive Officer of Campbell Estate

Direct examination by Miss Kishimoto-----33 to 35  
 Cross examination by Mr. Lim-----35 to 37  
 Cross examination by Miss Chock-----37 to 39  
 Examination by Commissioner Whitesell-----40 to 41  
 Examination by Commissioner Yuen-----41 to 42  
 Examination by Chairman Duke-----42 to 44

DEPARTMENT OF GENERAL PLANNING

William Bartlett - Planner, DGP

Direct examination by Mr. Lim-----90 to 94  
Cross examination by Miss Chock-----94  
Examination by Commissioner Whitesell-----95 to 97  
Examination by Vice Chairman Nakagawa-----97 to 98  
Reexamination by Commissioner Whitesell-----98  
Examination by Chairman Duke-----99 to 100

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Abe Mitsuda - Planner, Land Use Division, DPED

Direct examination by Miss Chock-----101 to 107  
Examination by Commissioner Whitesell-----108 to 109  
Examination by Vice Chairman Nakagawa-----110 to 111

Manabu Tagamori - Chief, Water Resources & Control Engineer, DLNR

Direct examination by Miss Chock-----112  
Cross examination by Mr. Lim-----113 to 114  
Examination by Commissioner Whitesell-----114 to 117

Dennis Tulang - Section Head, Environmental Division, DOH

Direct examination by Miss Chock-----117  
Cross examination by Mr. Lim-----118 to 120  
Examination by Commissioner Whitesell-----120 to 121

A letter from Mr. Wallace J. Inouye, First Vice-President of the Makakilo Community Association, supporting the reclassification request by Finance Realty Co., Ltd., was marked as LUC Exhibit 1 and entered into evidence.

Chairman Duke announced that since this petition will be acted upon by an outright decision by the Commission, he will allow all parties an opportunity to present their closing arguments.

Howard Wong - Architect/Planner

Direct examination by Miss Kishimoto-----45 to 53

Cross examination by Mr. Lim-----53 to 54

Cross examination by Miss Chock-----54 to 58

Examination by Commissioner Whitesell-----58 to 59

Examination by Vice Chairman Nakagawa-----59 to 60

Peter Polk - Traffic Engineer with Alan M. Voorhees & Associates

Direct examination by Miss Kishimoto-----60 to 63

Cross examination by Mr. Lim-----63

Cross examinaiton by Miss Chock-----64 to 66

Redirect examination by Miss Kishimoto-----67

Examination by Vice Chairman Nakagawa-----67 to 68

Examination by Commissioner Yuen-----68 to 70

Examination by Chairman Duke-----70 to 71

The hearing was in recess from 11:50 a.m. to 1:30 p.m.

1:30 p.m.

Journ Yee - Registered Professional Engineer

Direct examination by Miss Kishimoto-----72 to 77

Cross examination by Mr. Lim-----77 to 79

Cross examination by Miss Chock-----79 to 81

Examination by Commissioner Whitesell-----81 to 82

Examination by Vice Chairman Nakagawa-----83 to 84

Reexamination by Commissioner Whitesell-----84

Wendell Pang (recalled)

Direct examination by Miss Kishimoto-----85 to 87

Cross examination by Miss Chock-----88 to 89

Closing Arguments

By Miss Kishimoto-----123 to 124

By Mr. Lim-----126 to 128

State waived its closing arguments.

Rebuttal by Miss Kishimoto-----128 to 129

Thereafter, post-hearing instructions were announced by the Chairman and the hearing was closed at 3:34 p.m.

ADOPTION OF MINUTES

The minutes of May 20, 1980, May 21, 1980, May 28, 1980 May 29, 1980 and June 30, 1980 were adopted as circulated.