

STATE OF HAWAII  
LAND USE COMMISSION

Approved 1-19-73

Minutes of Meeting

November 16, 1972 - 7:30 p.m.

Salt Lake Elementary School  
Honolulu, Hawaii

COMMISSIONERS PRESENT: Eddie Tangen, Vice Chairman  
Shelley M. Mark  
Alexander Napier  
Sunao Kido  
Tanji Yamamura  
Leslie Wung  
Stanley Sakahashi

COMMISSIONER ABSENT: Goro Inaba, Chairman

Staff Present: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Benjamin Matsubara, Deputy Attorney  
General  
Dora Horikawa, Stenographer

HEARING

PETITION BY INTERNATIONAL DEVELOPMENT COMPANY (A72-330) TO  
RECLASSIFY 29.4 ACRES FROM CONSERVATION TO URBAN AT SALT  
LAKE, MOANALUA, OAHU

For the benefit of those in the audience unfamiliar with the Land Use Commission's public hearing procedures, Vice Chairman Tangen reviewed the steps that would be followed in conducting tonight's public hearing.

It was also brought out that tonight's public hearing was a continuation of the hearing that was held on October 20, 1972 in the State Capitol, and was being held at this time and at this location in order to accommodate the maximum number of residents and interested citizens who may wish to testify on this important issue. However, since there were other matters on the agenda, Vice Chairman Tangen requested that the testimonies be kept as brief as possible.

Following the swearing in of persons wishing to testify during tonight's proceedings, Vice Chairman Tangen called on the Executive Officer to present a summary of the subject petition (see prepared report on file). A detailed description of the area under petition was also presented with the aid of various maps by the Executive Officer, Mr. Fujimoto.

Mr. Fujimoto also read into the record a letter which was received, subsequent to the first public hearing, from students of Roosevelt High School protesting the reclassification request (see copy on file).

In response to a question which had been raised regarding the legality of conducting the public hearing tonight on the subject petition, in view of the Governor's Executive Order, dated August 23, 1971, concerning the filing of an Environmental Impact Statement, Deputy Attorney General Benjamin Matsubara referred to that section of the order which related to only projects and State actions utilizing State funds and State lands. He therefore was of the opinion that the requirement for an Environmental Impact Statement under this Executive Order did not apply in this instance, since neither State funds nor State lands were involved, and would not preclude the Land Use Commission from continuing with the public hearing tonight.

Vice Chairman Tangen called on the petitioner to make his presentation.

Mr. Donald Iwai, attorney representing the petitioner, submitted that the testimony would be presented in two phases--the planning aspects by Mr. Fred Lee, and other comments of a general nature by Mr. Iwai. Mr. Iwai's statements are summarized as follows:

1. The development of the 30-acre parcel is covered by the General Plan DLUM which was adopted in 1966, calling for residential development on the western portion, low density apartment alongside the lake, medium density apartment on the makai side, with provisions for some highrise density apartments.
2. The DLUM also provided for public facilities such as elementary and high schools; a 3-1/2 to 4 acre park site, another park next to the

school, a 17-acre parcel within the Urban District which admittedly has limited recreational use.

3. All of the residential lots, which number approximately 838, have been developed and sold and practically all built upon. The makai side of Salt Lake has been developed with the necessary subdivision improvements and practically all of the lots are sold or committed. The only undeveloped area remaining, at the present time, is Unit 7, the medium density apartment area on the makai side of Salt Lake.
4. The Department of Education has acquired the school sites for the elementary and high schools. Presently, it has not expressed any interest in acquiring the second elementary school site provided for in the General Plan.
5. There are several accesses to this development-- Ala Lilikoi and Salt Lake Boulevard in the Ewa direction; Ala Napuanani leading out to Puuloa; the third access to Moanalua Highway will become available upon the construction of the improvements in Unit 7, at which time an extension of Ala Napuanani will be constructed to connect with the access to Moanalua.
6. The roadway system has been constructed in accordance with the City and County standards and the main arteries have 80' rights of way.
7. The revised plan was necessitated due to the City's inability to acquire or develop the park lands designated in the General Plan, and improving accesses to the area. To accommodate these amenities and also provide for additional abutting lands which were developable, the plan for the Salt Lake area was revised.

The revised plan resulted only after meetings and approval from the residents of the area through the Lakeside Community Association, and subsequent application to the City and State

for the revised plan. The revised plan is a product of input by the residents, City officials, and the petitioner. This revised plan consists of:

- a. Reclassification of approximately 29.4 acres of Conservation land located on the mauka side of Salt Lake into Urban for medium density apartment; the 15-acre adjoining parcel for park purposes including swimming pool, two basketball courts, 3 volleyball courts, a bath house; parking facilities; 2 tennis courts, 1 baseball field; 2 softball fields; backstops and bleachers; all landscaping and sprinkler system. Upon the development of the park and construction of facilities, it was the petitioner's intention to dedicate them to the City and County of Honolulu at no cost.
- b. A second swimming pool and bath house in the 4-acre park situated along Ala Napuanani which will also be dedicated to the City and County of Honolulu.
- c. Dedication of the 4-acre parcel in Unit 5 along Ala Lilikoi and Likini Streets to the City at no cost.
- d. Dedication of the 17-acre parcel in the Urban District for park purposes to the City at no cost.
- e. Dedication of the remaining slopy area to the City so that the City may perpetually keep it in open space.

Mr. Iwai further submitted that the 30-acre parcel which is the subject of the petition consists of the slopy area and includes 12 acres of lake fill, and the park area will include 6.6 acres of lake fill. In order to provide the park area and the roadway that will run through the park area and connect with the extension of Ala Napuanani, 9 holes of the originally planned 27-hole golf course had to be eliminated. The development of this 30-acre parcel will occur mainly on fill land so there will not be ugly cuts on the hillside. The preliminary grading

plan shows some cuts of less than 10 feet in some areas. However, the hills will not be scarred.

In response to the staff's reference that the petitioner had not submitted a development plan, Mr. Iwai advised that a preliminary grading plan will be submitted within 15 days of this public hearing.

Commissioner Wung wondered where the petitioner would obtain the fill material for the lake inasmuch he had indicated there would be no cuts on the hillside. Mr. Iwai pointed on the map the area from which some of the fill material will come and added that it will be a mixture of fill material and silt which will be removed from the lake. He added that the engineers have worked out the details.

Mr. Fred Lee, Managing Director of the planning consultant firm of William L. Pereira and Associates, advised that when Salt Lake was first placed on the General Plan, it was considered a highly desirable residential area based on the criteria that it was close to employment centers, the Honolulu central business district, Pearl Harbor, Hickam, Fort Shafter; easy access to highways and availability of transportation facilities.

Mr. Lee presented the following significant facts and data with the aid of the slide projector and screen:

1. The availability of utilities and other necessary facilities such as schools, fire protection, sewer system; easy access to the freeway, etc.
2. The peculiar physical characteristic of Salt Lake's bowl-like contour which serves as a buffer for the residents from the surrounding areas.
3. Land sales map showing that lots were mostly sold.
4. General Plan for the Salt Lake area showing the Conservation area, proposed golf course, etc. Petitioner desires to amend the General Plan to reduce the Conservation District by 30 acres to provide for the apartment development. The upper left portion will be left in Conservation as park area. This request was prompted by the

- release of the military blast easement in Aliamanu Crater. The petitioner was faced with the problem of deciding on the best utilization of this newly available lands. At that time, the residents of Salt Lake requested park development from the petitioner and thus generated the land use study for the subject area.
5. Of the 14.6% of urban zoned lands on Oahu, only 2,385 acres are undeveloped. In this respect, Mr. Lee quoted from the Planning Director's report regarding the availability of vacant urban lands.
  6. Based on their analysis which indicates an increase in population and the limited urban lands available for development, more dwelling units must be provided to meet the critical housing shortage. Again quoting from the Planning Director's report, Mr. Lee pointed to the critical demand for housing, especially for the low to moderate income families.
  7. The federal FHA 221(d)4 program will finance studio apartments from \$23,761 and \$56,000 for a four bedroom unit. Mr. Lee felt that this type of units would be suitable and built upon in this area. Using these figures as a base and the 1970 census table of family income, Mr. Lee observed that there was a potential market of 73,000 families who could qualify for this type of program.
  8. On the basis of the total acreage in residential and apartment use and the projected population with these areas, Mr. Lee claimed that the proposed park areas to be developed and dedicated by the petitioner, together with the play areas in the school, the golf course, plus other open spaces, will more than satisfy the recreational requirements of the residents.
  9. Mr. Lee set the value of the 132 acres of land which will be donated to the City at \$4,000,000, plus \$750,000 for improvements to the parks, or a total gift to the City of \$4,750,000 worth of recreational facilities.

At this point in Mr. Lee's testimony, Mr. Barry Nakamura from the audience interrupted to protest that the developer's representative had been speaking for 50 minutes and that it was time for the other people to be heard since many of them had to go to school or to work the next day. Vice Chairman Tangen reminded Mr. Nakamura that the Commission had permitted testimony, during the initial hearing on October 20, 1972, from the general public and residents at their insistence, even though the petitioner had requested a deferral due to the consultant's absence from the islands, and that they spoke for a substantially longer period. Therefore, in fairness to the petitioner, he will be accorded the same consideration as had been given to the people who were opposed to the petition, and Mr. Lee will be allowed to continue with his testimony.

However, due to the disruptive and unruly conduct of the audience, a 10 minute recess was called by the Vice Chairman.

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Vice Chairman Tangen again called the meeting to order and Mr. Lee was allowed to continue with his testimony.

Mr. Lee's subsequent testimony touched upon the recommendations in Mr. Udall's Open Space Plan, the availability of water, telephone and sewer services in the proposed area, etc.

Mr. Lee summarized the subject petition as requesting only 30 acres of 137 acres of land which had become available to the petitioner, to meet the critical housing shortage; the donation of \$4,750,000 in recreational facilities to the City; the minimal cost to the government; and the Salt Lake residents' support of the proposed development. (For details of Mr. Lee's testimony, see copy of prepared statement in file).

Mr. Iwai's concluding remarks addressed the possibility of two alternatives and which would better serve the interests of the community. The first alternative would be the implementation of the existing General Plan under which the petitioner could pursue the development of residential and apartment uses and

the 27-hole golf course. The other alternative, under the revised General Plan, would provide for the amenities previously described so that the question was simply one of whether the subject 29.4 acres of land were so vital for conservation that it offsets the people's need for parks and other amenities--are 9 holes of golf course more important than the parks for the residents?

The following people testified in opposition to the petition by the International Development Company:

1. Barry Nakamura, non-resident of Salt Lake, speaking in behalf of the Hawaii Committee to Save our Surf, called on the following committee members who testified during slide presentation depicting the traffic congestion, views of Salt Lake from various angles, the existence of wild life in the lake area, the inadequacy of play areas for children, etc.:

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|-------------------|-------------------|
| a. Dana Ishibashi | e. Sharyl Johnson |
| b. Scott Steuber  | f. Lynn Kokayashi |
| c. Keith Nakamura | g. Kay Tokairin   |
| d. William Mull   | h. Mr. Lee        |

Mr. Nakamura read an excerpt from the leaflet entitled "More Urban Crisis or Self Determination for Hawaii's People?" (see copy on file).

2. Miss Sophie Ann Aoki, President of Life of the Land read a prepared statement (see copy on file).
3. David Raney, Hawaii Chapter of the Sierra Club (see copy of prepared statement on file).
4. Robin Yanagawa, speaking in behalf of Concerned Citizens at Roosevelt High School, stated that a petition containing approximately 280 signatures had been submitted, and strongly urged the conservation of Salt Lake (see copy on file).
5. Frank Tamaye



6. Mrs. Annie Gushikuma, resident of Salt Lake, did not feel that the beauty of the community should be sacrificed for a park.
7. Landsdorff Kane, resident, testified that when his family moved to Salt Lake, it was their impression that there would be a golf course, fishing in the lake, etc., and they were opposed to the highrises proposed.
8. Donn Berry, resident, stated that it was important to think in terms of the long range plans for adequate park sites and for present and future generations.
9. Joan Yamaguchi, resident, stated that although she was originally in favor of the developer's proposal, she had since changed her mind because she and her children strongly felt that they did not want parks if it meant more apartments and condominiums in the area.
10. Ernie Foster, resident, in opposing the reclassification, raised questions pertaining to the recommended density per acre, the income bracket the proposed development would serve and the increase in the resident population.
11. Karen Nishimura, resident, deplored the pollution of the once beautiful Salt Lake.
12. Dana Ishibashi submitted, for the records, a petition signed by 1,109 residents protesting the proposed development.
13. Jack Merriman, building contractor, stated that he endorsed the efforts of the others to save Salt Lake.
14. Thomas Mullen, non-resident, frowned on making deals to acquire parks and said that the developers should be forced to provide parks for the children.
15. Clifford Ho gave as a reason for opposing the petition the traffic problems that will be

created and also suggested that the State should undertake the task of cleaning up the lake.

16. Lloyd Kondo declared that Salt Lake belongs to all of the people of Hawaii and, therefore, the problem concerned all of the people. He also claimed that the developer was first and foremost interested in his own profits and it was a mistaken notion to believe that the residents were being given a "deal".
17. Glenn Villanueva, resident, stated that we did not need any more apartments.
18. Lester Uyeda of Save our Surf indicated that by banding together and not giving in to the developers, the people could emerge victorious in their pursuit for parks.
19. Joyce Findley, resident, claimed that the temperate trade wind climate had changed to smog due to the highrises, dangerous traffic problems will be created, residents were being forced to accept the deal or nothing at all from the developers.
20. Mrs. Helen Devereux, resident, questioned the adequacy of the parks being proposed by the developers to serve the projected population increase on the 30-acre parcel. She added that when the lake is filled, what guarantee was there that the land will be used for a golf course. Furthermore, there was an artesian well which was built in 1922 to help freshen the salty water but that the well was presently capped.
21. Mrs. Patsy Crabtree, resident, posed a few questions directed at the petitioner regarding the number of highrises per acre, number of acres in medium and low density, etc. Vice Chairman Tangen suggested that she transmit her questions directly to the developer.

Mrs. Crabtree continued that 4 acres of park site for 30,000 people would not even provide parking space for the cars.

22. Joe Morocco, Director of Aliamanu Community Association, spoke of the serious need for a water reservoir in the event of a dry spell and stated that Salt Lake was a natural location for such a reservoir.

The following people spoke in support of the petition to rezone the 30-acre subject parcel:

1. Nelson Mau, resident, also representing Boy Scouts Troop 318, urged the approval of the rezoning request in exchange for the park sites which are critically needed for the children.
2. Donald E. Smith, resident, argued that many of the people who were opposed were non-residents of Salt Lake, and of those residents who were canvassed and signed the petition opposing the development had not been fully apprised of the issues involved, i.e. the development of the park sites and facilities.
3. Vince De La Cruz, past President and currently Chairman of the Board of the Lakeside Community Association (see copy of prepared statement).
4. Ralph Yukumoto, resident (see prepared testimony).
5. William G. K. Wong, Principal of Salt Lake Elementary School, expressed concern that the lack of park facilities placed a restriction in their efforts to develop a basic physical education program for the physical well-being of the children.
6. Linford Chang, resident (see prepared testimony).
7. Dr. Edward Hirashima, President of Lakeside Community Association (see prepared statement).
8. George Ishida, past Vice President of Lakeside Community Association (see prepared statement).
9. Robert S. Henninger of West Honolulu Little League and resident of Foster Village, spoke of the desperate need for playground areas,

especially baseball fields, for boys between 8-18 years numbering approximately 350 in the area. He added that there was no full-sized diamond available in the area which necessitated seeking ball parks at Hickam, Pearl Harbor, Aliamanu, Makalapa. He therefore supported the petition since it will provide park areas along with the development.

10. Howard Shima, resident, testified that his children, together with 2,000 others in the area, were forced to play on the streets for lack of park space, and although he was opposed to further congestion, the only way to assure the development of parks was to accept the rezoning proposal of the petitioner.
11. Billie Johnson, resident, submitted that he came to oppose the petition but he had changed his mind since it was obvious that the government was not going to provide any parks in his lifetime.
12. Ken Tsujioka, First Vice President of Lakeside Community Association, declared that the majority of the officers and Board members of the Association were not interested in real estate and had no monetary interest in the development.

In response to a question by Mrs. Joyce Sipe, Vice Chairman Tangen replied that the petitioner had not submitted information on the types of building, the cost per unit, or the number of people who will be housed in these units. Mrs. Sipe stated that she was opposed to the petition.

Aaron Dygart, Hawaii Representative, Friends of the Earth, directed a question to the Deputy Attorney General, regarding the term "contract zoning" and whether this applied to the instant petition. Vice Chairman Tangen advised that this question should be referred to the Attorney General's Office.

Mr. William Mull of the Hawaii Audubon Society wondered whether a review of the Salt Lake area which the Governor had indicated to be undertaken had been completed. Vice Chairman Tangen stated that the Land Use Commission was not in possession of such a review.

Thereafter, the Vice Chairman declared that the hearing was closed and that additional testimony will be accepted within 15 days of this hearing date; and that action on this petition will be taken within 45 to 90 days.

A72-345 - PETITION BY DEPT. OF ACCOUNTING & GENERAL SERVICES TO RECLASSIFY 6 ACRES FROM AGRICULTURAL TO URBAN AT PUPUKEA, KOOLAULOA, OAHU

Mr. Gordan Furutani, planner, presented the staff report on this petition (see copy on file). Since there was no discussion, the hearing was closed.

#### ACTION

PETITION OF DEPT. OF ACCOUNTING & GENERAL SERVICES TO RECLASSIFY 6.1 ACRES FROM AGRICULTURAL TO URBAN AT PUPUKEA, KOOLAULOA, OAHU

The staff memo recommending approval of subject petition on the basis of its contiguity to existing Urban District, the availability of basic utilities, its location within the proposed school service area, and development of much needed school facilities, was presented by Mr. Leong, planner.

Commissioner Sakahashi moved to approve the petition as recommended by staff, which was seconded by Commissioner Napier and unanimously passed.

PETITION BY DOLORES L. DYER (A72-328) TO RECLASSIFY 20,000 SQUARE FEET FROM CONSERVATION TO URBAN AT LANIKAI, OAHU

It was the staff's recommendation that the Urban-Conservation boundary be re-established along the 95-foot contour line as proposed by the petitioner since the land was graded well before the establishment of the Land Use Law and it was reasonable to assume that the property was intended for residential use when it was purchased in 1940.

Commissioner Sakahashi moved that the petition be approved as recommended by staff, seconded by Commissioner Napier, and it was unanimously carried.

Since there was no further business, Vice Chairman Tangen announced that the meeting was adjourned.