

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

APPROVED
JUN 2 1972

Minutes of Meeting

Board Room #404, Queen Liliuokalani Building
Honolulu, Hawaii

April 7, 1972 - 10:20 a.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Alexander Napier
Shelley Mark
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

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

Chairman Inaba called the meeting to order and apologized for the delay in the commencement of this meeting.

ADOPTION OF MINUTES

The minutes of the February 4, 1972 meeting were approved by the Commission on Vice-Chairman Tangen's motion and seconded by Commissioner Sakahashi.

ACTION

PETITION BY HAWAII LABORERS' HOUSING CORPORATION (A71-311) TO RECLASSIFY APPROXIMATELY 35.5 ACRES FROM AGRICULTURAL AND CONSERVATION TO URBAN AT KAIPAPAU, HAUULA, OAHU

Executive Officer, Mr. Fujimoto, informed that he was in receipt of a letter from Mr. Raymond X. Aki, General Manager, Hawaii Laborers' Housing Corporation, requesting a deferral

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of action on subject petition "to the April 21, 1972 meeting of the Commission as there are several matters we wish to take up with you and your staff . . . " (see letter on file).

Subsequently, Commissioner Napier moved that the request be deferred to the next Oahu meeting. The motion was seconded by Commissioner Yamamura.

At this time Mr. Raymond X. Aki asked to read a prepared statement, but Chairman Inaba did not permit him to do so since this will be more appropriate at the action meeting be held at a later date.

Chairman Inaba directed Mr. Fujimoto to poll the Commission, and the motion to grant the deferral was approved with the Commissions voting as follows:

Ayes: Commissioners Sakahashi, Wung, Yamamura,
Vice-Chairman Tangen, Napier, and Chairman Inaba.

Absent: Commissioners Kido and Mark.

Chairman Inaba acknowledged receipt of testimony forms signed by Mr. Gerald Ferro, Mr. Gilbert J. Obina, Mr. John S. Howett, Mr. Clifford Alapa, and Mary Lee (present at today's meeting) and also a petition signed by members of the Hauula Heights Community Association submitted by Mr. Gerald Ferro, President of said organization. Chairman Inaba then advised that staff will notify the above of the Commission's next scheduled meeting on this matter.

✓ PETITION BY LAND USE COMMISSION (A71-312) TO RECLASSIFY
APPROXIMATELY 36 ACRES FROM URBAN TO CONSERVATION AT
MANOA VALLEY, OAHU

Staff planner, Mr. Leong, read the memorandum (see copy on file), in which staff recommended that this petition, initiated upon the Commission's motion, be approved based on data received to date, including that contained in House Resolution No. 273 of the Sixth Legislature.

Mr. Arthur Wood, Area Manager for the Central Honolulu Area, Bernice P. Bishop Estate, read a letter signed by Mr. A. J. Dow, Chief Executive Officer of the Estate, in which Mr. Dow discussed the Trustees' opposition to this boundary amendment petition and urged the Commission to retain the Urban classification "in view of the great lack of residential lands available locally . . . "(see letter on file). Mr. Wood presented a map for the Commission's review outlining the subject lands which the City Council has rezoned into the City's Preservation District. He then pointed out a 6-acre area which the Trustees propose to develop into estate-type lots comprising one or more acres if the area is retained in the Urban District.

Relative to Commissioner Kido's inquiry regarding the location of an access, Mr. Wood pointed to a red area on his map representing Aalii Street, a "paper" street reserve which is not in existence at the present time.

Mr. Wood submitted that last summer the Trustees had extended a proposal to the owners of the front tier of lots to purchase the subject property in order that a consolidation may be effected. However, the purchase price was not agreed upon and the proposal was not finalized.

Mr. Leong informed Commissioner Sakahashi that a cross-slope analysis for the 4-acre area conducted by the City Planning Department staff revealed that Section A contains a slope of 40 percent and Section B contains a 38 percent slope. In addition, they have indicated that the development of Aalii Street as an access would result in a street with a slope of approximately 20 percent.

Mr. Wood reported that according to a hypothetical PUD prepared by Philip Won, the 4-acre portion was appraised at \$70,000 (or approximately 50 cents/square foot) and the 6-acre area was appraised for single family residential development at \$122,000. He conceded that most of the area under question is too steep and would not qualify for any type of subdivision development. However, he felt that the 6-acre area could be reasonably developed with proper engineering design but that such development would be very expensive.

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In clarifying Commissioner Sakahashi's impression, Mr. Wood reiterated his position that most of the property outside of a 6-acre area is definitely too steep to be developed and that the Trustees would not object to these areas being reclassified to the Conservation District. Nevertheless, the 3-acre yellow area on his map as indicated by Mr. Philip Won appears to be reasonable to permit an Urban development of estate-type lots with the exception of a one-acre strip of steep land which the Trustees are desirous of retaining as an open space recreational area to be an adjunct to the estate lots. However, unless this recreational area is retained in the Urban District also, the entire development would not be economically feasible.

Mr. Wood agreed with Vice-Chairman Tangen that the residents in the area brought to the legislature's attention the area now under petition and that House Resolution No. 273 is specifically confined to the zoning of these lands.

Mr. Singleton Cagle, resident of Huelani Drive, testified that the residents of this area were interested in negotiating with the Estate for the purchase of the rear lots because they were terrified of having a contractor back there moving the huge boulders, but not at the selling price offered by the Estate, which in his particular case was \$15,000. He then refuted Mr. Wood's statement that the Estate's purpose was to permit this land to be accessible through each individual lot and thereby rendering the vacant urban land as being developable. Mr. Cagle clarified that nearly every lot on Huelani Drive contains a house which stretches from approximately 6 feet on one side to 6 feet on the other, and that the rear lots could be utilized only as gardens if purchased by these residents. In addition, the Aalii Street reserve presently contains many huge boulders and that the development of an access would require a great engineering effort. In closing, Mr. Cagle stated that the residents of the area strongly urge the Commission to rezone the area to a more appropriate classification, that of Conservation.

Since there was no further testimony, the Chair entertained a motion, at which time Vice-Chairman Tangen moved that the petition be approved in accordance with the staff's recommendation.

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The motion was seconded by Commissioner Wung and carried as follows:

Ayes: Commissioners Mark, Kido, Wung, Sakahashi, Napier,
Vice -Chairman Tangen, and Chairman Inaba.

Nay: Commissioner Yamamura.

PETITION BY LAND USE COMMISSION (A71-314) TO RECLASSIFY
APPROXIMATELY 38.4 ACRES FROM URBAN TO CONSERVATION AT
KAHALUU, OAHU

Mr. Fujimoto presented the staff memorandum recommending approval of this petition initiated by the Commission (see copy on file). He reoriented the Commission to the area under petition on the maps displayed.

In reference to the staff memorandum, Mr. Stephen Miyagawa, who intends to develop the subject property, made the following observations:

1. drainage problems--Kahaluu residents in the area are now experiencing runoff from rainfall because of sub-standard streets (no sidewalks or curbs) and inadequate drainage systems. In the event the proposed subdivision is developed, the residents in the area below the subject 38.4 acres will no longer be subjected to flooding due to installation of adequate drainage systems and proper channelling.
2. pumping of cesspools--This problem can perhaps be attributed to the fact that they were inadequately constructed. The property owners in this area contracted to build their own homes and to provide the cesspools. Moreover, half of the lots in the adjacent subdivision did not require any cesspool pumping at all last year.
3. initiation of petition by Land Use Commission-- Inspection of Land Use Commission and City Planning Department records indicated subject property as being zoned Urban--10,000 square foot lots (R-3), respectively. He pointed out that the property

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VOTE RECORD

ITEM A71-312 - LAND USE COMMISSION DATE April 7, 1972
(MANOA VALLEY)
PLACE DOE Board Room TIME 10:00 a.m.
Liliuokalani Building

NAME	YES	NO	ABSTAIN	ABSENT
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
WUNG, LESLIE	✓			
YAMAMURA, TANJI		✓		
SAKAHASHI, STANLEY	✓			
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
INABA, GORO	✓			

COMMENTS:

Motion carried to reclassify.