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PACIFIC CONCRETE AND ROCK COMPANY, LIMITED

2344 PAHOUNUI DRIVE / HONOLULU, HAWAII 96819

TELEPHONE 845-6441
CABLE "PACONROC"

February 12, 1973

Mr. Tats Fujimoto
Executive Secretary
Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
1010 Richards Street
Honolulu, Hawaii 96813

RECEIVED

FEB 13 1973

State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

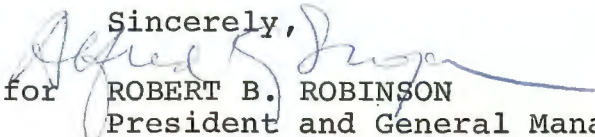
As you may have heard, we are running out of rock at our quarry at Palailai and have applied for a permit to operate a quarry at a new site at Makakilo. We furnish approximately 40 percent of the ready-mix concrete on Oahu and it is vital that we obtain this new site in order to continue operating as a concrete and rock producer in this market.

We propose to convert the old quarry at Palailai with a sanitary landfill which will accept refuse from City and private collectors. It will be operated in the most modern manner as indicated in the enclosed conditional use permit applications and environmental impact statements. As the applications and environmental impact statements show, the new quarry will also be operated using the most modern methods to control ecological problems.

Our application for conditional use permits for both quarry and landfill are now before the City Planning Commission and we are hopeful of approval by this commission on February 21. Therefore, we are submitting a complete set of our conditional use permit applications and environmental impact statements in advance so as to allow you some time for persual before our applications officially come to your attention.

I might note that Governor Burns has approved our environmental impact statements for both projects and a copy of his letter is enclosed.

I might also note that we have prepared a slide presentation describing both proposals in sufficient detail and have made this presentation to brief several groups with success. The briefing would take approximately one-half hour of your time.

Sincerely,

for ROBERT B. ROBINSON
President and General Manager

Enclosures

cc: Mr. Ben Kaito

GENERAL OFFICES AND MAIN PLANT:
OFF SAND ISLAND ACCESS ROAD
HONOLULU

QUARRIES AND BATCHING PLANTS:
BARBERS POINT
WAIMANALO
KONA, Hawaii
WAIMEA, Hawaii
MOLOKAI

PRODUCTS: READY MIX CONCRETE WITH BASALTIC,
CORAL LIMESTONE AND LIGHTWEIGHT AGGREGATES
CRUSHED ROCK, CORAL AND SAND
CONCRETE BLOCK PRODUCTS



EXECUTIVE CHAMBERS
HONOLULU

JOHN A. BURNS
GOVERNOR

January 31, 1973

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FEB 6 1973

Dear Mr. Robinson:

Based on the information presented in the Final Environmental Impact Statement for the proposed sanitary landfill and quarry relocation at Makakilo, and upon the recommendation of the Office of Environmental Quality Control, I am pleased to approve the Environmental Impact Statement for the proposed projects on the basis that it describes the potential problems and environmental impacts due to the proposed action. I believe that the Environmental Impact Statement will be useful to those who will have to review the project.

Aloha, and may the Almighty be with you and yours always.

Sincerely,

John A. Burns

Mr. Robert B. Robinson
President and General Manager
Pacific Concrete and Rock Company, Ltd.
2344 Pahounui Drive
Honolulu, Hawaii 96819

cc: Dr. Richard Marland

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State of Hawaii
LAND USE COMMISSION

Meeting of the Planning Commission
Minutes
January 3, 1973

The Planning Commission held a meeting on Wednesday, January 3, 1973 at 2:10 p.m., in the Conference Room of the City Hall Annex. Chairman Rev. Eugene B. Connell presided.

PRESENT: Rev. Eugene B. Connell, Chairman
Fredda Sullam, Vice-Chairman
Roy R. Bright
James D. Crane
Thomas H. Creighton
Thomas N. Yamabe II

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State of Hawaii
LAND USE COMMISSION

STAFF PRESENT: Robert R. Way, Planning Director
Andrew Sato, Deputy Corporation Counsel
Calvin Ching, Staff Planner
Henry Eng, Staff Planner
Tosh Hosoda, Staff Planner
Ali Sheybani, Staff Planner

ABSENT: Antone D. Kahawaiolaa
Paul Devens, ex-officio

MINUTES: The minutes of November 29 and December 13, 1972 were approved, on motion by Mr. Crane, seconded by Mr. Bright and carried.

PUBLIC HEARING
HAWAII CAPITAL DIST.
MAKAI-WAIKIKI CORNER
OF PUNCHBOWL & BERETANIA
STATE OFFICE BLDG.
DEPT. OF ACCOUNTING &
GENERAL SERVICES
STATE OF HAWAII
(FILE #72/HCD-5)

A public hearing was held to consider a request for approval of the final drawings for Phase I, Building No. 1, of the State Capitol Complex, makai-Waikiki corner of Punchbowl and Beretania Streets, Tax Map Key: 2-1-34: 11.

Publication was made December 24, 1972. No letters of protest were received.

Mr. Ali Sheybani of the staff presented the Director's report of the request. Since the plan is in the final drawing stage, compliance with some of the proposed recommendations may require considerable design modifications. The Director recommends approval of the request, subject to certain modifications as stated in his report. The following is a Summary of Recommendations:

1. Site plan could be modified to make the proposed building less obtrusive by slightly changing the angle of the building.
2. Mauka-makai view corridor could be maintained by shifting the proposed building easterly.
3. Roof material and form need improvement to de-emphasize the building as seen from Punchbowl.

4. The fenestration should either be the same as that for the existing Capitol Building or a totally different design to avoid diluting an important design feature of the Capitol Building.
5. Parking access should be in conjunction with the closing of Kapiolani Boulevard. Hotel Street parking could be accommodated underground.
6. Landscaping should provide a better pedestrian linkage between the proposed and existing structures.
7. Exterior lighting should be in conformity with the existing State Capitol Building lighting.
8. Natural material texture and color are recommended for the exterior of the building.
9. Stained glass artwork, if lit from within the building at night, will display an array of colors foreign to the visual environment of the district.

Questions were raised by the Commission.

CRANE: In discussing the height of the building, did I understand you have a 12-foot elevator and other mechanical devices?

SHEYBANI: That's right.

CRANE: And what's the height limitation?

SHEYBANI: Sixty-five feet height limitation. On top of that they can add 12 feet for elevator and mechanical equipment housing.

CRANE: Then this conforms.

SHEYBANI: That's right.

CREIGHTON: Could you tell us what functions are to take place inside the building?

SHEYBANI: Its mostly the Department of Accounting and General Services, the computer operation, and one other function which I don't have here.

CREIGHTON: Could you explain the drawing a little further? Am I correct in assuming that there seems to be three buildings with passage-ways between them.

SHEYBANI: That's true. The building is in one unit with passage-ways through. The reason for creating these passage-ways were to be able to see through the building at this complex. However, we find it in perspective that the depth of the building is so great that by the time you look through perspective of this, it would not allow you to see much of this building (referring to drawings displayed) behind it.

usual condominium projects.

WAY: Well, some of these are deluxe projects and they are \$38,000, \$37,000, \$36,000, provide more floor area, and provide the major appliances.

AKI: Well, I think that the MAI appraisals we received should speak for themselves. The lowest appraisal that we had was \$40,650 per unit. Our selling price is \$34,800. So I should think this is an awful lot. We had offers from real estate companies to sell the whole project for \$50,000 a unit.

WAY: Of course, I think that's a general situation. I know these units at any one of these projects, Aikahi Gardens, when they were originally built and sold for \$36,000, they're selling for \$53,000, \$54,000 now.

AKI: Well, we've also put in a 10-year buy-back clause on our sales to assure there's no speculation by union members themselves. If they want to sell, they have to sell it back to the union for the price they purchased them for.

(There were no further questions of Mr. Aki.)

2. Mr. Elmo Samson, Business Agent, Construction and General Laborers Union, 904 Kohou Street, Honolulu

Mr. Samson concurred with the comments made by Mr. Aki, and requested the Commission's favorable consideration of the proposal.

This concluded public testimony.

MOTION: On motion by Mr. Crane, seconded by Mr. Creighton and carried, the public hearing was kept open for 4 weeks to permit the developer and the Planning Department to work out a site plan that would be acceptable, and to permit additional testimony from the community.

AYES - Bright, Connell, Crane, Creighton
NAYES - None
ABSENT - Kahawaiolaa, Sullam, Yamabe

PUBLIC HEARING
STATE SPECIAL PERMIT
& CONDITIONAL USE
PERMIT
(SANITARY LANDFILL &
EXTRACTIVE INDUSTRY)
PUU PALAILAI &
PUU MAKAKILO
PACIFIC CONCRETE &
ROCK COMPANY, LTD.
(FILE #72/SUP-1 &
72/CUP-15)

A public hearing was held to consider the following requests:

- a. Request for sanitary landfill operation for all forms of commercial and residential refuse except chemicals, radioactive wastes, or whole animal carcasses on 29+ acres of land located at Puu Palailai, Tax Map Key: 9-1-16: portion of 6 and 9-2-03: portion of 12;
- b. Request for an extractive industry to be

relocated, to quarry and crush basalt (blue hard) rock for concrete and miscellaneous fill uses on 260+ acres located at Puu Makakilo, Tax Map Key: 9-2-03: portion of 12.

Publication was made December 24, 1972 in the Sunday, Star-Bulletin/Advertiser. No letters of protest have been received.

The Director reported that the applicant has requested a four week deferral due to the absence of their consultant who is away in Sydney. He suggested that testimony on this matter could either be taken today or at the next meeting.

To the Chairman's call for testimony, Messrs James K. Kama and Gil Sasaki, Residents of Makakilo, stated that they would testify at the next meeting in four weeks.

Mr. Robert B. Robinson, President of Pacific Concrete and Rock Company, stated that their consultant, Mr. Donald Wolbrink who is in Sydney, has conducted five to six years of study on the ultimate use of the subject site, and should be permitted to testify to this point. They are close to an agreement with the staff concerning alternative sites for a new quarry operation.

MOTION: The public hearing was kept open for a period of four weeks as requested by the applicant, on motion by Mr. Crane, seconded by Mrs. Sullam and carried.

UNFINISHED BUSINESS
CONCURRENT REZONING
FROM AG-1 RESTRICTED
AGRIC. TO R-6 RESI-
DENTIAL DIST. & TO
ESTABLISH PLANNED
DEVELOPMENT HOUSING
DISTRICT
NANAKULI
SHELTER CORPORATION
& PACIFIC CONSTRUCTION
CO., JOINT VENTURE
(FILE #72/PDH-11)

The public hearing on this matter was closed December 13, 1972. The Commission at that time requested the presence of a representative from the State Department of Education, a representative from the State Department of Agriculture, and a representative from the Office of Environmental Quality Control.

Mr. Henry Eng of the staff reported the following:

1. The representative from the State Department of Agriculture, Mr. Hanaoka (substituting for Mr. Dollar), had to leave. He was called to a meeting at the Lt. Governor's Office.
2. Due to the lateness of the meeting, the representative from the State Department of Education had to leave.
3. Substituting for Dr. Marland of the Office of Environmental Quality Control who was present but also left for a 7:30 p.m. meeting at the State Legislature, is Caroline Toyama, Environmental Analyst.