

Meeting of the Planning Commission  
Minutes  
February 28, 1973

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The Planning Commission held a meeting on Wednesday, February 28, 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  
Roy R. Bright  
James D. Crane  
Antone D. Kahawaiolaa  
Fredda Sullam  
Thomas N. Yamabe II

STAFF PRESENT: Robert R. Way, Planning Director  
John Grant, Deputy Corporation Counsel  
Tosh Hosoda, Staff Planner  
Ian McDougall, Staff Planner  
Carl Smith, Staff Planner

ABSENT: Paul Devens, ex-officio

MINUTES: The minutes of January 31, 1973 were approved, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

PUBLIC HEARING  
GENERAL PLAN/DLUM  
AMENDMENT  
RESIDENTIAL TO  
PUBLIC FACILITY-  
SEWER PUMP STATION  
EWA BEACH (PUULOA)  
CITY & COUNTY OF  
HONOLULU  
DEPT. OF PUBLIC  
WORKS  
DIVISION OF SEWERS  
(FILE #242/C2/31)

A public hearing was held to consider a request to amend the General Plan and the Honouliuli General Plan-Detailed Land Use Map by redesignating certain areas from Military use and Agricultural use to Public Facility use.

Publication was made on February 18, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Ian McDougall presented the Director's report of the applicant's request for redesignation of approximately 51.3 acres in Ewa from Military use and Agricultural use to Public Facility use on the basis that (1) there is a need for sewage treatment plant to eliminate direct discharge of sewage, both raw and treated, into Pearl Harbor, and (2) this is the most desirable site to meet this need.

Included in the presentation was a slide presentation by Mr. Chew Lun Lau, Environmental Engineer, Department of Public Works. The slides illustrated the Sewerage Master Plan for Oahu which was just completed in 1972 and was adopted by the City Council. Implementation and construction of the Honolulu system is in consonance with the Master Plan.

Questions were raised by the Commission.

SULLAM: What is the schedule on the STP, when will it be completed, and when will the residents in that area be required to pump into it?

LAU: That is very difficult to say. About a year and a half ago, there was a Pearl Harbor Enforcement Conference. At that time, the Director of the Enforcement Agencies for the Environmental Protection Agencies gave us a mandate that we complete the system by 1974. As things are, there are no federal monies available for that project. As far as we can anticipate, all federal monies within the next three or four years will be earmarked for the Sand Island project and other projects on our neighbor islands.

Our schedule which we had set earlier was the end of 1976. This is the schedule we thought we could meet, and I think we still can meet it if federal funds were available. Otherwise, I don't think we can proceed with the project because of this cost. Estimated costs would be in excess of 50 million dollars. We have studied planning and engineering of the treatment plant and outfall sewerage systems. We are doing ocean current studies now. We are about to engage consultants for the other segments of the Honouliuli system. Within a year or a year and a half, I am sure we will be completed with the plans, but whether we proceed without federal aid or not, is a decision that will have to be made. I really can't answer because I just don't know.

YAMABE: These points might it come in the form of revenue sharing?

LAU: Yes. Another possibility is for the State to make direct grants to the County. I understand the figure of 14 million dollars was mentioned by the planning staff. The bulk of that money is State money. I think something like 9+ million dollars.

YAMABE: Have you received any communication from the administration as to if and when other sources become available or if the federal grants may change these forms of revenue sharing, in what area of priority would these treatment plants be placed?

LAU: The list that I have seen showed that treatment works are priority items that revenue sharing funds can be expended. It is one of the top priorities. I would say that the only restriction would be to move the revenue funds to match the federal scale.

YAMABE: Has the administration embarked on identifying priorities, anticipating where revenue sharing might come into effect?

WAY: We have a program before the City Council on the priorities for first increment of revenue sharing funds. The change in the federal program is fairly recent--that's the freeze--and is causing quite a bit of reconsideration of where funds might be expended. Frankly, we are still hopeful that sewer grants will be reestablished at the federal level, and that we will not have to divert major sums of the revenue sharing money into these kinds of programs but rather review them for other types of programs.

YAMABE: Can we get a copy of that report of priorities?

WAY: Surely.

SULLAM: Does the City own this land as yet?

LAU: No. The site was declared surplus by the Navy for the purpose of providing a site for the City. We have to apply for it like any other surplus government property. What we have done thus far is applied for the 100% health discount for the site. So, other than paying the legal fees, we should acquire the site without a charge.

We have to do some relocation of naval facilities. This would cost in excess of \$400,000. We have an agreement with the Navy. This will cost in the neighborhood of \$150,000. Other costs relate to the possibility of relocating fuel lines and the road. The actual cost hasn't been determined yet. It depends on the scheme that is adopted. For instance, the road will cost perhaps \$80,000-\$100,000 because we are acquiring one of the main entrances of the base. But its still, in comparison with the other sites, very favorable in terms of cost.

(There were no further questions of the staff or Mr. Lau.)

No person was present to speak either for or against the request.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mrs. Sullam and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe  
NAYES - None  
ABSTAINED - Connell

PUBLIC HEARING  
GENERAL PLAN/DLUM  
AMENDMENT  
EWA (PUULOA)  
CITY & COUNTY OF  
HONOLULU, DEPT.  
OF PUBLIC WORKS,  
DIVISION OF SEWERS  
(FILE #267/C2/31)

A public hearing was held to consider a request to amend the General Plan and General Plan Detailed Land Use Map for Ewa Beach by redesignating a 0.23+-acre site from Residential use to Public Facility-Sewer Pump Station use.

Publication was made February 18, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Ian McDougall reviewed the Director's report of the proposal. Mr. Chew Lun Lau aided in the presentation with slides illustrating the proposed Site A, and alternative Sites B and C. The slides indicated various design and operational aspects, location and landscaping of other STPs on Oahu.

Analysis of the criteria and findings indicates that the selection of Site A is based on the fact that it is the least costly of the three sites. Cost comparison shows Site A to be \$35,000 less than Site B and \$985,000 less than Site C. The additional cost incurred by Site B over Site A is the need to acquire a much larger land area and an existing house and the costs of relocation (rental). The additional costs incurred by Site C is for additional length of force main, a \$610,000 sewer pump station, additional land cost, and the operation and maintenance costs of that additional sewer pump station. Therefore, based on cost comparison, Site A is preferred over Sites B and C.

The Director's recommendation is for approval, based upon the analysis and recommendation contained in his report.

Noting from the slide presentation, the close proximity of existing STPs to residential units, question was raised regarding complaints from nearby residents. Mr. Lau indicated on the whole, no complaints have been received from residents living near any of the STPs on Oahu.

Public testimony followed.

Testimony AGAINST

1. Letter dated February 28, 1972 from Kinji Kanazawa, Attorney for Mr. Tsukasa Sato
2. Attorney Roy M. Kodani, representing Mr. Tsukasa Sato, Property Owner of Site A proposed for Public Facility-Sewer Pump Station use.

Mr. Kodani requested that the public hearing be continued to permit Mr. Sato an opportunity to further review the application and the report of the Division of Sewers and the Planning Director, and to continue the conference with the Division of Sewers before final action is taken by the Commission on the application.

Testimony in SUPPORT

Mr. Calvin Ontai, Acting President, Ewa Beach Community Association (Submitted letter dated February 28, 1973)

Mr. Ontai indicated that at a meeting of the Ewa Beach Community Association held last evening, the membership unanimously voted in favor of the STP site chosen by the City. No one dissented. The membership did request that the City provide a "nice building", and that the area be fenced and landscaped.

MOTION: Mr. Yamabe moved to close the public hearing which was seconded by Mr. Bright.

Discussion followed.

Recognizing the request made by Attorney Kodani in behalf of his client, Mr. Sato who is the property owner of the subject site, Mr. Crane suggested that the public hearing remain open for two weeks.

MOTION WITHDRAWN: Mr. Yamabe withdrew his motion, and Mr. Bright his second.

MOTION: The public hearing was kept open for a period of two weeks, on motion by Mr. Crane, seconded by Mr. Bright and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe  
NAYES - None  
ABSTAINED - Connell

UNFINISHED BUSINESS  
CONDITIONAL USE PERMIT  
(SAND MINING OPERATION)  
MOKULEIA  
WARREN KOBATAKE DBA  
WARREN CORPORATION  
(FILE #72/CUP-12)

Public hearings were held on January 17 and 24, 1973. At the meeting on February 21, 1973, action was deferred one week for the staff to prepare a supplementary report.

Mr. Carl Smith, Staff Planner, presented the Director's Supplemental Report No. 3 on the project. As a result of public hearings held, and subsequent investigation of several points which were raised, it is felt that with some minor revisions, and with the inclusion of two additional conditions, that the original recommendation of approval with seventeen conditions is still valid. Subjects which appeared to be of major public concern at the hearings were as follows:

1. Adequacy of the Environmental Submission: Several questions were raised as to the adequacy of the Environmental Impact Study. The Office of Environmental Quality Control in responding to our direct question to them stated that the original submission and the ensuing dialogue between the applicant and the various agencies are sufficient to provide "an adequate description of the proposed operation and its probable environmental impacts."
2. Scale of Project: The applicant originally proposed to mine a total of 152 acres, and subsequently modified that proposal to include the 129 acres included in Increments 1, 2, and 3, deleting Increment 4. It was originally recommended that he be allowed to mine the 66 acres known as Increments 1 and 2. It was suggested by opponents at the public hearing that he be limited to the 22 acres included in Increment 1. The Director's recommendation remains unchanged.
3. Effect on Waialua High School: At the Commission's request, the Police Department was contacted as to the frequency of enforcement of the Vehicular Noise Regulations in the Waialua area. Up to the date of contact, no enforcement of the regulations had been attempted in the Waialua area. On February 2, 1973, an officer equipped with a noise level measuring device was stationed on the high school site and reported that passing trucks generated 76-78 decibels of noise at a distance of 50 feet. This lies well within the 86 decibels

allowable under the regulations, but would preclude normal conversation or classroom instruction.

4. Suggestions by the OEQC: In their letter, the OEQC makes three suggestions relative to additional conditions to be imposed. They suggest that (1) the Environmental Health Division, Department of Health be requested to monitor the operation for conformity with environmental standards; (2) the Soil Conservation Service be requested to review the final grading plans; and (3) the applicant be required to submit, every six months, a report on his operation including a measurement of noise and fugitive dust levels.
5. Financial Liability of Operator: The suggestions submitted at the hearings as to conditions which would guarantee the operator's financial ability to cover liability for loss or damage resulting from the operation were evaluated. It is felt that sufficient recourse is available through insurance and legal channels. It is not felt that additional conditions are necessary or appropriate.

It is recommended that the Conditional Use Permit be approved with the original seventeen conditions (except as amended) and two additional conditions as suggested by the OEQC.

Questions were raised by the Commission.

BRIGHT: With respect to hours of operation, is the primary concern in relation to trucks on the highway or is this the concern of operation within the area also?

SMITH: Its both. The figures that were developed by the applicant, and also figures that were reported to us from the State Highways people indicated that the peak hours of traffic flow fall outside of the 8:00 a.m. to 5:00 p.m. hours. The peak is definitely over at 8:00 a.m. The fact that the applicant will be garaging his equipment in Honolulu guarantees that his final run of the day would be against the peak flow. That's the rationale in terms of trucks on the highway.

The rationale in terms of the operation itself on site is that you're not starting up so early as to wake people in the morning, and you quit early enough so that people can relax after work without problem of the operation.

BRIGHT: The question I really intended is what is the objection to on site work on Saturdays?

SMITH: Again, this is basically a recreation thing. I think it came out in public testimony that that beach is used by people when they're off work. The idea is just to take knowledge of that fact.

YAMABE: I have a question regarding the validity of Condition 18. Assuming that condition is imposed on the applicant, how valid is this condition where you're requiring the Department of Health Environmental Health Division to conduct field inspections?

SMITH: It would not be valid unless this were a Special Use Permit. The State Land Use Commission takes action on the Special Use Permit, and it would include all the conditions that we would impose. So, that's where it gains its validity.

CRANE: What trucks did they measure?

SMITH: They measured two types of vehicles. The trucks hauling from the Dillingham Quarry would be the most comparable.

CRANE: Have you had any recommendations relative to the noise on Condition 8? I don't understand that.

SMITH: The point is that at the high school, we have two public facilities which are sort of competing against each other. The public has the use of the road, and the public has the high school. The suggestions were that Warren Corporation be responsible for soundproofing the high school. Well, this would be like how do you penalize one individual user in favor of everybody else that's using the road?

CRANE: I would agree. If so, the airline companies have to soundproof all the schools in the flight pattern. The Department of Education is not going to do it.

CHAIRMAN: Has the applicant reviewed the supplemental conditions?

SMITH: The applicant has been informed. I talked to his attorney just the ending of last week.

CHAIRMAN: Has there been a response?

SMITH: There has not.

YAMABE: Have you had a chance to compile information on the total natural resources, particularly sand, that might go into synthetic sand and so forth?

SMITH: No, we have not. We simply have not had the staff time to go into that research.

YAMABE: Might I suggest, Mr. Director, that you might request of the industry, people involved in this type of industry, to compile this information and make it available to the staff for future reference.

(There was no further discussion.)

ACTION: The Commission adopted the Director's recommendation, and recommended approval of the State Special Use Permit and the Conditional Use Permit, subject to the conditions contained in the Director's report, on motion by Mr. Crane, seconded by Mr. Bright and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe  
NAYES - None  
ABSTAINED - Connell

UNFINISHED BUSINESS  
STATE SPECIAL USE  
PERMIT & CONDITIONAL  
USE PERMIT  
(SANITARY LAND FILL  
OPERATION & RELOCATION  
OF EXTRACTIVE INDUSTRY)  
EWA: PUU PALAILAI &  
PUU MAKAKILO  
PACIFIC CONCRETE &  
ROCK COMPANY, LTD.  
(FILE #72/SUP-1 &  
72/CUP-15)

Public hearings on this matter were held January 3 and 31, 1973. The public hearing was closed on January 31, 1973, and the Commission's action was deferred as required by the State Land Use Rules and Regulations governing the Special Use Permit portion of the request.

In the Director's initial report to the Commission, approval was recommended on the sanitary land fill request but a denial on the quarry request. The recommendation for denial was based on the fact that the applicant had not submitted sufficient geologic information to evaluate alternative sites

for the quarry; the configuration of the proposed finished grade of the quarry area does not fully respect the Preservation designation shown on the General Plan for a portion of the area; and the grading plan does not provide the flexibility for a desirable residential development.

The Director's recommendation for the sanitary land fill proposal remains that of approval, subject to the conditions as set forth in the initial staff report dated December 20, 1972.

With respect to the proposed quarry operation, several meetings have been held with the applicant for the purpose of clarifying the geologic aspect of the proposal and to determine whether other alternatives for finished land configurations had been explored. From these meetings, the Director is satisfied that the applicant has conducted a reasonably complete survey of the potential rock deposits on Oahu, and the site selected on the southeastern slope of Puu Makakilo is reasonable.

The proposed quarry site in its present natural state can be developed into a highly desirable residential community. For this reason, the end configuration of the quarry area should be such that the land will be left in a manner which would maximize the potential for residential development that would be consistent with the surrounding natural areas. Such a plan can be developed if the applicant considers the following guidelines:

1. The ridges on the Makakilo side and on the Honolulu side should be left in its natural state because of the visual buffer they provide.
2. The ultimate quarry land forms should be so designed so that the development of this area can be easily integrated with the future development of the surrounding areas to form a total community.
3. Large plateau areas should be created in order to provide for a maximum flexibility for future residential design. These plateaus



should also be arranged to provide for ease of circulation within themselves as well as with the surrounding areas.

4. There should be a gradual sloping of the ultimate quarry land forms in order that the end configuration will be more in keeping with surrounding land forms of Puu Makakilo.

The United States Department of the Navy has expressed concern that their facilities--a water system consisting of two reservoirs, a tunnel and pipeline systems--may be damaged and personal injuries could result if blasting is allowed. Because of this concern expressed by the Navy, approval of the subject permit requests should be so conditioned that, prior to commencement of the quarry operation, the applicant must make a determination that the operation will not adversely affect the Navy's water system. A representative of the Navy indicated that such a condition would be acceptable and, further, that the Navy will work closely with the applicant to develop a quarry operation that will be compatible with Navy interests.

Most aspects of the quarry operation appear reasonable and acceptable. The major concern is with the grading of the quarry area as proposed by the applicant. The Director's recommendation is to approve the request to permit the operation of a quarry, subject to the conditions contained in his report.

Questioned whether it would be desirable to defer action for submission of final grading plans by the applicant, the Director felt this matter could be handled administratively. The applicant has reviewed the conditions and finds them acceptable.

ACTION: The Commission adopted the Director's recommendation and recommended approval of Conditional Use Permits and Special Use Permits for both the sanitary land fill proposal and the quarry operation, subject to the conditions contained in the Director's report, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe  
NAYES - None  
ABSTAINED - Connell

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The Commission authorized the Planning Director to schedule public hearings for the following matters, on motion by Mr. Bright, seconded by Mr. Yamabe and carried:

ZONING CHANGE  
R-6 RESIDENTIAL TO  
B-2 COMMUNITY BUSINESS  
DISTRICT  
MAILI  
RAYMOND X. AKI AND  
ASSOCIATES  
(FILE #72/Z-72)

1. The request is for a change in zoning from R-6 Residential to B-2 Community Business District.

GENERAL PLAN  
AMENDMENT  
RESIDENTIAL TO  
PARK USE  
KAPALAMA  
CITY & COUNTY OF  
HONOLULU  
DEPT. OF RECREATION  
(FILE #252/C2/8)

2. The request is to amend the General Plan by redesignating a 1.22-acre site from Residential to Park use.

PLANNED DEVELOPMENT  
HOUSING  
MAKAKILO/KAPOLEI  
FINANCE REALTY  
(FILE #72/PDH-14)

3. The proposal is the development of 120 townhouse leasehold condominium units.

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Five requests for construction within the Hawaii Capital District:

4. HAWAII CAPITAL DISTRICT (72/HCD-6) (73/HCD-5)

Applicant: Building Department, City and County of  
Honolulu  
Tax Map Key: 2-1-31: portion of 21 and 15  
Request: Demolition and replacement of Kakaako Fire  
Station

5. HAWAII CAPITAL DISTRICT (72/HCD-34)

Applicant: Dept. of Accounting and General Services,  
State of Hawaii  
Tax Map Key: 2-1-25: 2  
Request: Air conditioning equipment to be added to  
Archives Building

6. HAWAII CAPITAL DISTRICT (72/HCD-36)

Applicant: Arturo Salcedo  
Tax Map Key: 2-2-3: 89  
Request: Fence and retaining wall

7. HAWAII CAPITAL DISTRICT (73/HCD-1)

Applicant: Nuuanu YMCA  
Tax Map Key: 2-1-5: 3  
Request: Handball court, new lounge and toilet room  
addition

8. HAWAII CAPITAL DISTRICT (72/HCD-4)

Applicant: Queen's Medical Center  
Tax Map Key: 2-1-35: 3  
Request: Parking building and physician's office building.

ADJOURNMENT:

The meeting adjourned at 4:10 p.m.

Respectfully submitted,

*Henrietta B. Lyman*

Henrietta B. Lyman  
Secretary-Reporter II