

TYPE-O-RAMA
SECTION FOLDER

December 21, 1965

Mr. Frank Skrivanek, Director
Planning Department
City and County of Honolulu
Honolulu Hale Annex
Honolulu, Hawaii

Dear Mr. Skrivanek:

At its meeting on December 17, 1965, the Land Use Commission voted to approve the the grant of a special permit to Mr. Frank K. Combs, to construct, establish, and operate a shopping center complex on a one-acre parcel of land, described by Tax Map Key 5-9-13: 20 at Paumalu, Oahu.

We are enclosing our staff report for your information.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Mr. Frank K. Combs
Department of Taxation
Department of Land & Natural Resources

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STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
Honolulu, Hawaii

1:30 P.M.
December 17, 1965

STAFF REPORT

SP65-20 - FRANK K. COMBS

Background

Mr. Frank K. Combs, owner of a one-acre parcel of land at Paumalu, Oahu (Tax Map Key: 5-9-13: 20), has petitioned the Zoning Board of Appeals of Honolulu for a special permit to construct a small shopping center complex, including a restaurant, bar, service station, launderette, market, and post office.

The Zoning Board of Appeals has submitted its recommendation for approval of this special permit on the following basis:

1. The present Land Use classification of the land is "Agricultural District."
2. The subject property and the adjoining property are presently zoned for business by the City Planning Commission, effective May 18, 1951.
3. The business zoning for the two lots was established prior to the Land Use Commission's district boundary classification of agricultural.
4. The petitioner had purchased the property in 1961 prior to the establishment of the Land Use Commission boundary and did not realize a change had been made (it is noted that the temporary Land Use Commission boundary involving the subject lands was "urban").
5. The adopted General Plan for the City and County of Honolulu designates this area for urban use.
6. The City Planning Commission recommended to the Land Use Commission that the boundaries in this area be adjusted to include two tiers of lots in the Urban District for the area mauka of Kam Highway from the Paumalu-Kaunala boundary to Waimea Bay.

The Zoning Board of Appeals has concluded as follows:

1. The request is due to unique circumstances and not to the general conditions in the neighborhood, and constitutes an unusual and reasonable use within the area classified as an Agricultural District by the State Land Use Commission.
2. The proposed use would promote the effectiveness and objectives of the State Land Use Law.
3. The use sought will not alter the essential character of the surrounding area and will not adversely affect the adjoining property owners.

The petitioner has also submitted a study report prepared by Pacific Economic Research for the proposed Kahikilani Commercial Center. Although this report does not discuss use of the site for a service station or a launderette as presently proposed by the petitioner, its findings support a commercial center in this location for some 24,300 square feet of total retail floor area.

Analysis

The present Urban District immediately makai of the subject lands is built up of approximately 130 homes immediately fronting on a State-owned beach frontage. The lands immediately mauka of the highway, presently within the Agricultural District, involve many mixed uses, such as residences, diversified agriculture, pasture, and commercial uses. Agricultural uses along the lowlands bordering the highway are minimal. The Sunset Beach Store, which is the only store in the area, is approximately two-thirds of a mile from the subject lands in the direction towards Kahuku. A service station and store are located in the Waimea Bay area, approximately 2 miles from the subject parcel.

Soils in the area are known as the Waialua silty clay, which is a very good soil for irrigated sugar cane. It is essentially free from stone in most places, holds irrigation water well and responds to fertilization if enough water is applied. There is considerable range in physical properties, particularly in

stickiness and plasticity of the clays. The areas at lowest elevations are commonly the most sticky and plastic, with specks of coral sand common throughout most of the lower lying areas of this soil. They produce considerable forage in the wetter parts of the year, but growth is drastically restricted during the dry summer and fall. Average annual rainfall in the area is approximately 35 inches.

Electrical, telephone, and water services are available in the area which is served by Kamehameha Highway. The sewerage system consists of the use^{of} cesspools.

Recommendation

It is the consensus of the staff that the Zoning Board of Appeals has properly established that the proposed use is "unusual and reasonable" within an Agricultural District. It is also the consensus of the staff that the subject petition meets the test to be applied as set up by the Land Use Commission in evaluating special permits. Therefore, it is recommended that the special permit be approved.