STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM September 20, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A68-188 - TADASHI IMAIZUMI

This petition submitted by Tadashi Imaizumi to rezone 32.5 acres situated at Kukuau, South Hilo, Hawaii, from Agriculture to Urban for development of a residential subdivision was publicly heard on July 5, 1968.

A recommendation for approval of the entire area was received from the Hawaii County Planning Commission. The Land Use Commission staff, however, recommended approval of only that portion of the petition situated between the Komohana Street extension and the existing Urban District comprising approximately 16.6 acres since urban development logically should be confined to the east of the new highway and since there is no justification for reclassification of the entire 32.5 acres.

Mr. Ken Griffin of the Realty Investment Company and agents for Mr. Imaizumi took exception to the staff report and testified that the rest of the property above Komohana Extension should also be rezoned. He pointed out that the Commission has already exceeded the Komohana Street line for urbanization by approving the request submitted by Kuwaye-Yamanaka some months ago.

In staff's opinion, the above argument is not valid since the older section west of Komohana Street was urbanized to a depth of 1,000 feet all the way from Puainako to Haihai Street since 1964. The extension of Komohana Street into the existing Agricultural District presented an entirely different and unrelated situation.

Therefore, the staff reiterates its recommendation that parcel 20 comprising 16.6 acres be included in the Urban District.but that parcel 15 comprising 15.8 acres be retained in the Agricultural District.