

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR VARIANCE	)	
by	)	
GEORGE GARCIA	)	VARIANCE NO. 589
from	)	
MINIMUM PARKING REQUIREMENT	)	
in	)	
Honokaa, Hamakua, Hawaii	)	
	)	

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VARIANCE PERMIT

The County of Hawaii Planning Commission at its duly held public hearings on July 12 and August 15, 1979, considered the application of GEORGE GARCIA for a variance from Chapter 8 (Zoning Code), Article 26, Section 6; more specifically, to allow the waiving of the required fourteen (14) parking stalls for the proposed improvements to the Garcia Mini-Mall Complex in Honokaa, Hamakua, Hawaii, Tax Map Key 4-5-06:11.

The Commission has found:

That the proposed development will conform with the architectural preservation theme embodied in the Honokaa Urban Design Plan. Based on the petitioner's representations the proposed development would restore and reuse the existing structures on the property. Such a course of action is consistent with the basic intent of the plan and is thus consistent with the purpose and intent of the General Plan.

The Urban Design Plan has been adopted as an ordinance. A proposed ordinance is currently being reviewed that would embody specific architectural guidelines and will be submitted to the Council for adoption.

That the granting of the subject request is not anticipated to adversely affect the surrounding properties. In the immediate vicinity there generally is an absence of congestion and high parking demand as opposed to other areas on the island. The only facility nearby which generates considerable parking is the Honokaa Club. However, the Honokaa Club does

provide some off-street parking. Presently, any parking overflow is readily handled by curb parking as there are 25 curbside parking stalls within 200 feet of the subject project. Further, additional on-street stalls may be created with the conversion of the garage area to a woodworking shop. While it can be expected that the reuse of the Yamato Store property will generate added traffic in this area, it is not anticipated that it will be to an extent that would create congestion nor a local parking shortage.

Further, with the continuing implementation of the Honokaa Urban Design Plan parking proposals the number of available stalls will increase. This parking program is already funded for the initial phase which will encompass the development of approximately 52 stalls to commence within a year.

However, in view of the fact that the congestion with Honokaa may substantially increase over time and that the public parking facilities may not be developed in a timely manner, the Commission is recommending a condition of approval that will automatically nullify the variance permit three (3) years after its adoption. This condition would allow the petitioner additional time to seek the required parking and would allow the Commission an opportunity to re-evaluate the variance permit taking into consideration any change in circumstances that may occur within that time.

Therefore, the Commission hereby grants to the applicant a variance to allow the waiving of the required fourteen (14) parking stalls for the proposed improvements to the Garcia Mini-Mall Complex in Honokaa, Hamakua, Hawaii, pursuant to the authority vested in it by Chapter 8, Article 1, Section 7, subject to the following conditions:

1. That the petitioner, or his authorized representative, shall submit plans for and receive final plan approval within one (1) year from the effective date of the Variance Permit.
2. That the Variance Permit shall become automatically null and void three (3) years from the date of issuance of the occupancy permit.
3. That construction shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
4. That the development shall substantially conform to the representations made by the petitioner.

5. That all other applicable rules, regulations and requirements shall be complied with.
6. That the granting of the Variance Permit shall not constitute a waiver from any parking improvement district proposed.

Should any of the foregoing conditions not be met, the Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from August 15, 1979.

Dated at Hilo, Hawaii, this 13th day of September, 1979.

  
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WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
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Deputy Corporation Counsel  
County of Hawaii

Date: August 31, 1979