

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 208

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-1a) TO MULTIPLE-FAMILY RESIDENTIAL (RM-4) AT PONAHAHAWAI, PUNAHOA 1ST, AND PUNAHOA 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-35:16.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (uu-1). The district classification of the following area situated at Ponehawai, Punahoa 1st and Punahoa 2nd, South Hilo, Hawaii, shall be Multiple-Family Residential (RM-4):

Beginning at the southwest corner of this parcel of land, on the northeast side of Komohana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 103.20 feet North and 688.31 feet West and running by azimuths measured clockwise from True South:

1. 140° 40' 70.00 feet along the northeast side of Komohana Street;
2. 232° 49' 374.30 feet along the remainder of R.P. on Confirmation 1946, No. 1 to D.B. Lyman, L.C. Aw. 387, Part 4, Section 1 to American Board of Commissioners for Foreign Missions;
3. 322° 49' 70.00 feet along the remainder of R.P. on Confirmation 1946, No. 1 to D.B. Lyman, L.C. Aw. 387, Part 4, Section 1 to American Board of Commissioners for Foreign Missions;
4. 52° 49' 27" 371.67 feet along the remainder of R.P. on Confirmation 1946, No. 1 to D.B. Lyman, L.C. Aw. 387, Part 4 Section 1 to American Board of Commissioners for Foreign Missions to the point of beginning and containing an area of 0.599 Acre.

"7.29 (uu-2). The district classification of the following area situated at Ponahawai, Punahoa 1st and Punahoa 2nd, South Hilo, Hawaii, shall be Multiple-Family Residential (RM-4):

Beginning at the northwest corner of this parcel of land, on the northeast side of Komohana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 103.20 feet North and 688.31 feet West and running by azimuths measured clockwise from True South:

- |     |              |        |  |
|-----|--------------|--------|--|
| 1.  | 232° 49' 27" | 371.67 | feet along the remainder of R.P. on Confirmation 1946, No. 1 to D.B. Lyman, L.C. Aw. 387, Part 4, Section 1 to American Board of Commissioners for Foreign Missions; |
| 2.  | 322° 49'     | 106.16 | feet along the remainder of R.P. on Confirmation 1946, No. 1 to D.B. Lyman, L.C. Aw. 387, Part 4, Section 1 to American Board of Commissioners for Foreign Missions; |
| 3.  | 328° 13'     | 295.21 | feet along Lot 33, Halai Hill Tract, File Plan 353;  |
| 4.  | 304° 21'     | 230.00 | feet along Lot 33, Halai Hill Tract, File Plan 353;  |
| 5.  | 275° 30'     | 76.00  | feet along Lot 33, Halai Hill Tract, File Plan 353;  |
| 6.  | 31° 45'      | 146.89 | feet along the remainder of Grant 252 to B. Pitman;  |
| 7.  | 345° 40'     | 163.55 | feet along the remainder of Grant 252 to B. Pitman;  |
| 8.  | 75° 40'      | 367.60 | feet along the remainder of Grant 252 to B. Pitman;  |
|     |              |        | Thence along the northeast side of Komohana Street, along a curve to the left with a radius of 2040.00 feet, the chord azimuth and distance being:                   |
| 9.  | 149° 24' 04" | 619.56 | feet;  |
| 10. | 140° 40'     | 115.16 | feet along the northeast side of Komohana Street to the point of beginning and containing an area of 7.166 Acres.  |

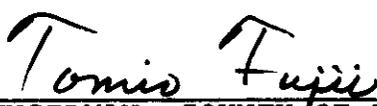
"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in two (2) increments. The first increment shall consist of 4.7 contiguous acres and, the second, the remaining acres. The effective date of zoning for the second increment shall be after development has occurred in the first increment. Development is defined as building permits issued and construction completed for fifteen (15) percent of the total number of units proposed for the entire area of 7.7+ acres; (B) the method of sewerage disposal meet with the approval of the State Department of Health; (C) fire hydrants be installed in accordance with the standards of the Departments of Water Supply and Fire; (D) sidewalks be provided along Komohana Street fronting the property from the southeast boundary to Punahale Street; (E) only one (1) access be provided from Komohana Street. Such access shall meet with the approval of the Departments of Public Works and Planning; (F) all drainage concerns be resolved with the Departments of Public Works and Planning; (G) recreational facilities and areas be provided which are acceptable to the Departments of Planning and Parks and Recreation; and (H) all other applicable rules and regulations, including the "Plan Approval" process be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original zoning designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

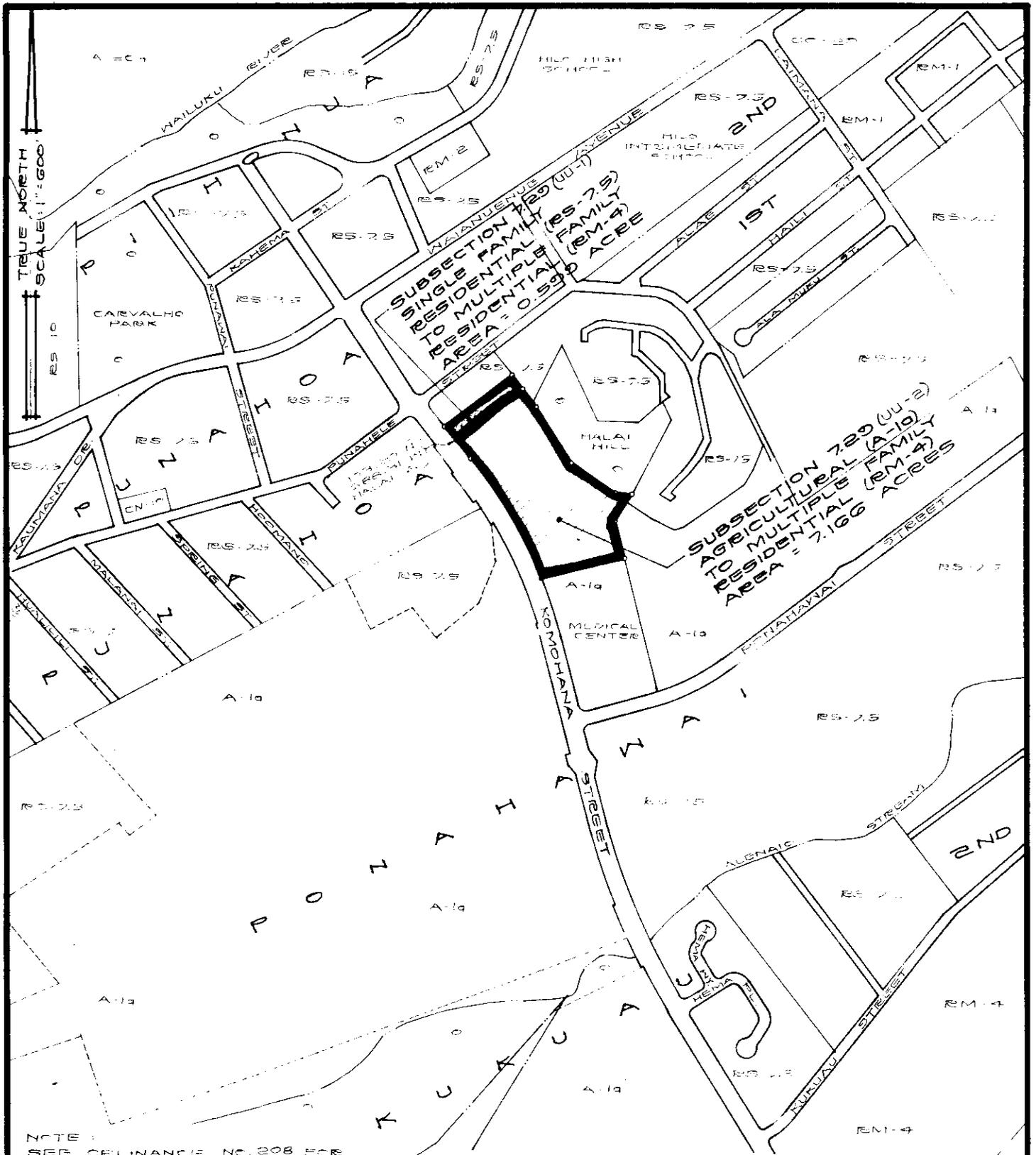
  
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: May 7, 1976

Date of Adoption: May 20, 1976

Effective Date: May 26, 1976



NOTE:  
SEE ORDINANCE NO. 208 FOR  
LEGAL DESCRIPTION OF THE  
ABOVE ZONE CHANGES

## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 47 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-19) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) AT PUNAHOA 1ST AND PUNAHOA 2ND, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: FEB. 5, 1976

DATE OF APPROVAL: MAY 20, 1976

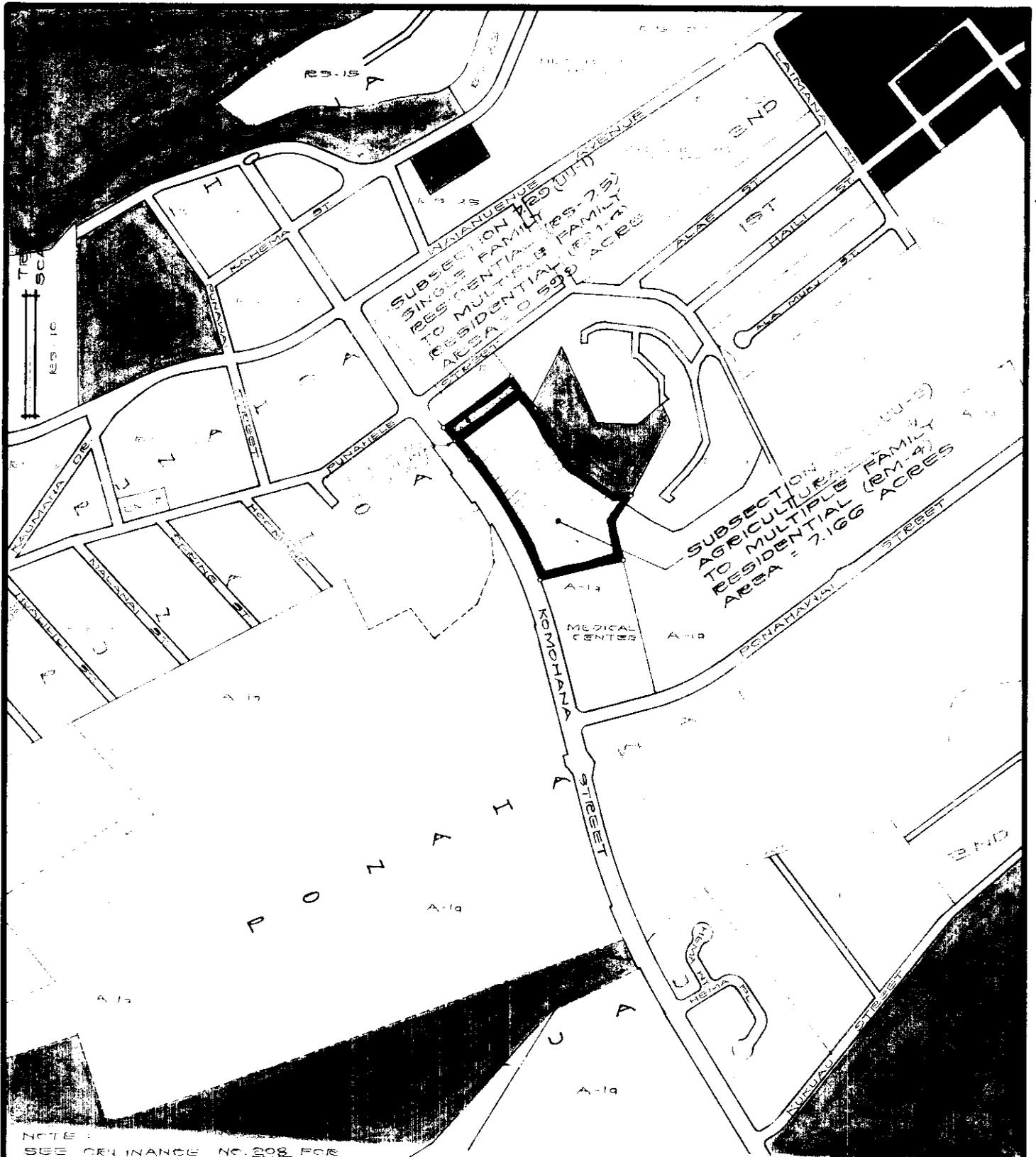
ORDINANCE NO. 208

PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK: 2-3-35:16

MARCH 8, 1976

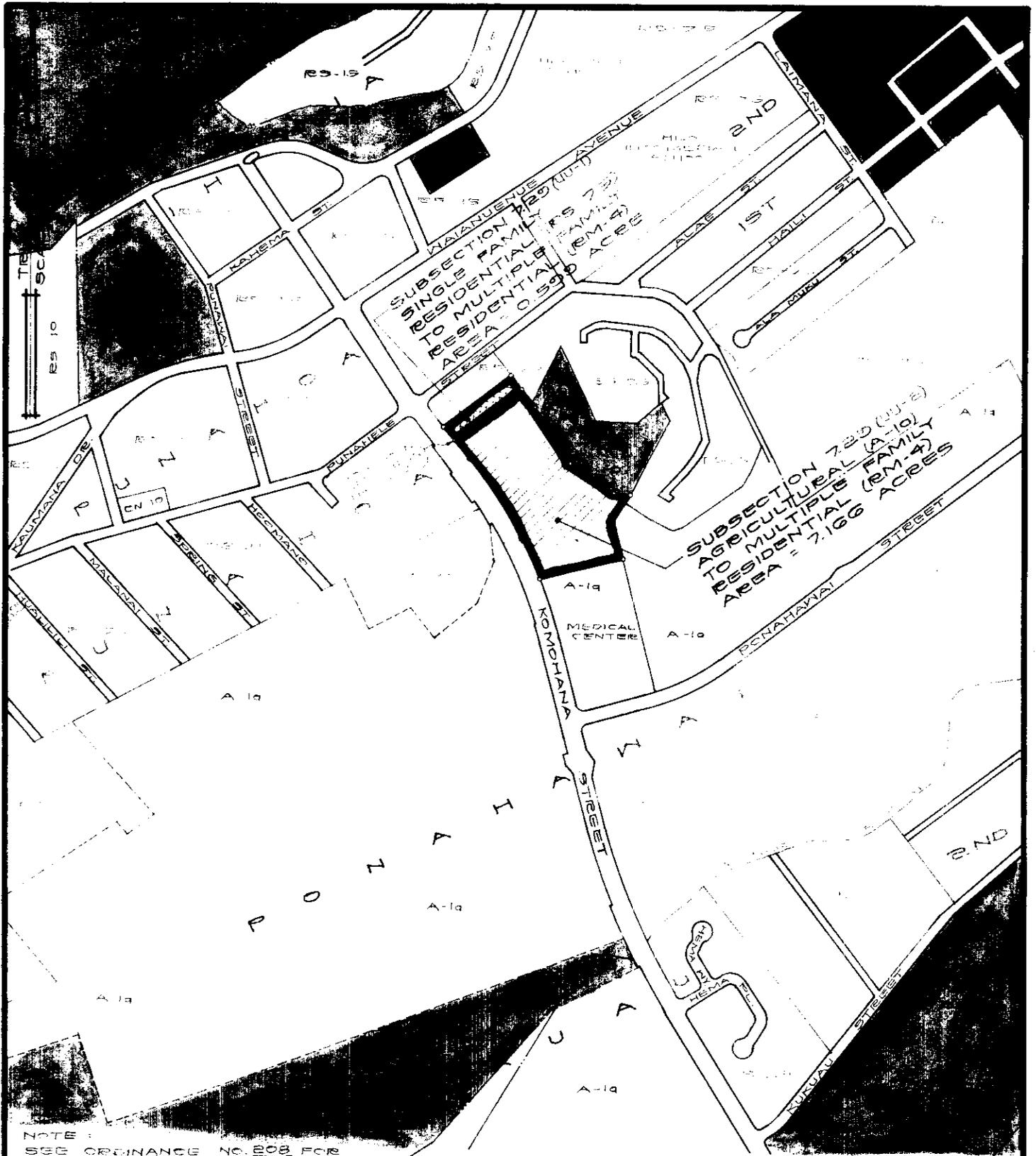
EXHIBIT "A"



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO.47 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 2.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) AT PONAHAHAI, PUNAHOA 1ST AND PUNAHOA 2ND, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: FEB. 5, 1976  
 DATE OF APPROVAL: MAY 26, 1976  
 ORDINANCE NO. 208  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII



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## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 47 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-4) AT PUNAHOA 1ST AND PUNAHOA 2ND, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: FEB. 5, 1976  
 DATE OF APPROVAL: MAY 26, 1976  
 ORDINANCE NO. 208  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

PLANNING DEPARTMENT

County of Hawaii

APPLICATION FOR CHANGE OF ZONE

Name of Applicant: CHIAKI MATSUO - Owner (Roger Lee - Optionee)  
(print or type)

(I) (We) hereby request an amendment of zoning to change the present classification in a(n) RS-7.5 and A-1a, SLU-Urban district into a(n) RM-3 district in accordance with provisions of Section 38, Ordinance No. 63 of the County of Hawaii for the following reasons:

Submittals: Petitioner shall submit sixteen (16) copies of the application and location/site plan drawn to scale, and one (1) copy of the questionnaire.

*Tax: 2-9-35: 16 / 2-3-37: P-5*

Petitioner's interest in subject property: (State if owner or lessee\*)  
OWNER - Chiaki Matsuo (Roger Lee holds an option to purchase)

\*must be for 5 years or more

Petitioner's reason(s) for requesting a change of zone:  
NOTE: a. Please explain how the requested change of zone would be consistent with the goals, policies, and course of action (if applicable) of the General Plan document. Please, also, specifically indicate which goals, policies, and courses of action are involved. (Copies of the General Plan document are available at all public libraries and at the Hawaii County Planning Department.)

SEE ATTACHED SHEET

b. Please state any other reason(s) for your request.

The application shall be accompanied with a deposit of \$100.00 to cover publication and administrative costs.

Signature Chiaki Matsuo OWNER  
Name Title  
c/o Roger Lee Associates, Inc.  
Address 1060 Young St., Suite 222, Honolulu, Hawaii 96814  
Telephone 536-1991

The proposed change of zone for the subject land together with the proposed real estate development is consistent with the General Plan document of the County of Hawaii. In connection with housing, the proposed project, "Housing and Community Facilities for the Elderly" is involved with the following specific goals, policies and course of action:

#### GOALS

- (1) Encourage safe, sanitary and livable housing.
- (2) To attain diversity of socio-economic housing mix throughout the different parts of the County.
- (3) Formulate program for housing.
- (4) Maintain a housing supply which allows a variety of choice.
- (5) To provide for multiple residential developments that maximize convenience for its occupants.

#### POLICIES

- (1) The construction of specially designed facilities for elderly persons needing institutional care and for active elderly persons shall be encouraged.
- (2) The use of new housing design and construction shall be encouraged to keep housing cost at a minimum and to increase the volume of production through the further use of technological innovations.
- (3) Public and private programs intended to increase the supply of housing and to create a variety of choice shall be encouraged.
- (4) The County shall promote and support the use of Turnkey developments and encourage the use of cluster and planned unit developments.
- (5) Promote and encourage the rehabilitation and utilization of urban areas which are serviced by basic community facilities and utilities.
- (6) Incorporate innovations such as the "zone of mix" into the Zoning Ordinance in order to achieve a housing mix and to permit the more efficient development of lands which have topographic and/or drainage problems.

#### COURSE OF ACTION, South Hilo

- (1) Aid the State in providing for low and moderate income families, "gap groups" and the elderly in this area through the State Housing Program.
- (2) Coordinate with non-profit and private interests in obtaining government aid to construct and provide a variety of housing choice for low and moderate income residents of this area.

The rezoning approval will permit the construction of a proposed real estate development which consists of 112 medium priced housing units specifically planned for the elderly. The units are clustered around the perimeter of the property in a village-like manner which leaves the center portion open for landscaping and outdoor activities. This outdoor common will be used for relaxing, picnics or for a small putting green. A continuous pedestrian walk meanders in front of all the units and then back to a common parking area. A portion of the property has been designated for a community center. Here, in conjunction with an outdoor swimming pool and tennis court, the residents can participate in individual or group socials, hobbies, crafts and health programs. There is no doubt in our opinion that this project will serve a need and become a residential asset to the community.



ATTACHMENT

Commercial, RM, Resort, & Industrial

PLANNING DEPARTMENT  
County of Hawaii

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? NO

If yes, please answer the rest of question 1 and then to question 3.

- a. How many acres of the requested area do you intend to subdivide? \_\_\_\_\_
- b. Into what lot sizes? \_\_\_\_\_
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? \_\_\_\_\_

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

- a. Sell or lease the land to someone who has firm plans? NO
- b. Sell or lease the land to someone who has tentative plans? YES
- c. Sell or lease the land to someone who has no plans? NO
- d. Keep it? NO
- e. Other (please state)

- f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

The subject land has been optioned by Roger Lee, Architect. Mr. Lee has prepared preliminary plans (as submitted) for a housing development with community facilities for the elderly. His plan includes a comprehensive study on the number of housing units, community facilities, parking, recreational activities and landscaping for the site. Upon approval of rezoning, the land will be transferred within a year.

3. What specific building plans do you have for the subject land? Include in your answer the following: type of building (apartment, office, launderette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

The building plans are preliminary but they demonstrate the type of buildings to be constructed. The architecture is low rise, rambling, one and two story wood framed and wood finished buildings. These buildings will be adjusted and oriented to suit the natural hillside terrain and involving the minimum amount of cut and fill. There are 62 one bedroom units, 50 two bedroom units, a community center and provisions for outdoor recreational activities. Financing arrangements and a timetable for construction has not been established. They are pending approval of rezoning.

4. Have you performed any study which would demonstrate a need for your proposed building and/or development? YES

If so, please elaborate on your findings in the space provided below.

Studies have been made on an informal basis; that is, through verbal discussion with many people in various fields.

- (1) Prospective owner-occupants: There is a need for more communal type housing, especially for the elderly, where one can reside and be part of community activities within the project. The social environments along with the indoor and outdoor recreational activities will be welcomed and most certainly sought after.
- (2) Real estate market: As Hilo's population increases, the now unsold condominium apartments will gradually be occupied. However, there is a present need for better apartments in the medium price range; one bedroom units in the \$ 30,000 range and two bedroom units in the \$ 40,000 range. Apartments close to downtown is desirable for ease of traveling by public transportation.
- (3) Medical profession: The thought of having health oriented facilities near or within a housing project is ideal. This would give additional incentive for people to become aware of their health needs, both as preventive measures and rehabilitation. Daily or weekly programs could be organized in which the individual or groups can participate under a physical director. Physical exercise programs should be oriented to the outdoor and as well as to the more limited indoor. To date such programs have been limited to YMCA, YWCA or similar institutions.

5. Have you performed any study which discusses the environmental impacts your request would have on the surrounding area and/or the County? NO

If so, please elaborate on your findings in the space provided below.

Since the project is planned to fit in with its natural environments and surrounding area, the architect feels that it will not adversely affect the neighborhood environments. Naturally, the general landscaping will change from agricultural to landscaped urban scenery. This has been designated as such by the State Land Use authorities.

6. Are there any buildings on the subject area?  
If so, what kind? NO

What do you intend to do with those buildings if your request is approved?

7. Is the subject land currently being used for any agricultural activity? NO

If so, please list the kinds of products grown and on how many square feet or acres of land per product?

8. To your knowledge, has there been any flooding and/or drainage problem on the subject area? NO

If so, please describe the problem.

9. Do you think that the roads leading to the subject area needs improvements?

NO

If so, what kind?

Is the road adequate for the proposed traffic volume or load?

YES

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	<u>          </u>	<u>  X  </u>
b. Roads	<u>          </u>	<u>  X  </u>
c. Sewer	<u>          </u>	<u>  X  </u>
d. Drainage	<u>          </u>	<u>  X  </u>
e. Police protection	<u>  X  </u>	<u>          </u>
f. Fire protection	<u>  X  </u>	<u>          </u>
g. Recreational Facilities	<u>          </u>	<u>  X  </u>
h. Public Utilities	<u>          </u>	<u>  X  </u>
i. Other Public Transportation	<u>  X  </u>	<u>          </u>

For those checked "yes" please elaborate what type or kinds of improvements and/or assistance are needed.

- (e) With additional people living in the area, additional police surveillance is needed.
- (f) Additional fire protection will be needed. The development will provide the necessary fire hydrants to meet such emergency needs.
- (i) A bus system running along Komohana Street will be welcomed.

11. Have you performed any historical sites study and/or survey of the subject area? If so, what were the results? Please, also, submit a copy of the study together with this change of zone supplement.

NONE

Signature Chicki Matsuo  
c/o Roger Lee Associates, Inc.

Address 1060 Young St., Suite 222, Honolulu, Hawaii 96814

Telephone 536-1991

Date December 4, 1974

CHANGE OF ZONE: CHIAKI MATSUO

The applicant, Chiaki Matsuo, is requesting a change of zone for 7.765 acres of land from a Single Family Residential - 7,500 square foot (RS-7.5) and an Agricultural 1-acre (A-1a) zoned district to a Multiple Residential - 4,000 square foot (RM-4) zoned district. The RS-7.5 zoned area is about .6+ acre and the A-1a area is 7.1+ acres. The area in question is situated along the makai side of Komohana Street, approximately 100 feet Puna side of the Komohana Street-Punahale Street intersection, Punahoa 2nd, South Hilo (TMK: 2-3-35:16).

In request of the change of zone, the applicant intends to develop housing and community facilities specifically for the elderly. Proposed are housing units, consisting of one and two-bedroom units. Also proposed is a community center building which would include a health spa, swimming pool, snack bar, and office.

The General Plan land use pattern allocation guide map designates the area for Medium Density Urban Development. Such a designation may allow multiple residential and related uses at a density of 11.6 to 35 units per acre. The requested RM-4 density amounts to ten (10) units per acre. However, the Hilo Community Development Plan's (Hilo CDP) zone guide map designates the area as Open. In doing so, the Plan recommends the establishment of a seven-acre neighborhood park as part of the PUD open space at the base of Puu Halai by 1980-85. In regards to this, the Department of Parks and Recreation had the following comments:

"Please be informed that the County Recreation Plan (p. 66) does propose a neighborhood park for the Ponahawai area. However, the specific site is not pinpointed. Other considerations include

1) the residential development proposed by Administration, Inc. on TMK: 2-3-36 por. 18 and 2-3-37:6 which proposes to set aside recreational areas, and 2) that other developments, e.g. Matsuo, will provide their own private recreational facilities which will satisfy recreational needs in the area."

The Soil Conservation Services land capability unit is Class III or soils which have severe limitations that reduce the choice of plants, require special conservation practices, or both. The soil is of the Hilo series which consists of well-drained silty clay loams. The surface and subsoil are 12 inches and 48 inches thick respectively. Permeability is rapid, runoff is slow, and the erosion hazard is slight. The slopes range from 0 to 10 percent, and the annual rainfall is between 120 and 180 inches..

The land was formerly used for sugar cane production, however, it is no longer used for that purpose although uncultivated sugar cane stocks are growing. Surrounding land uses include the Ka Waena Lapo'au Medical Center Building, presently under construction on the Puna side, single family dwellings along Punahale Street, and vacant lands across Komohana Street.

In further support of the request, the applicant has stated the following:

"The rezoning approval will permit the construction of a proposed real estate development which consists of ~~152~~ medium priced housing units specifically planned for the elderly. The units are clustered around the perimeter of the property in a village-like manner which leaves the center

portion open for landscaping and outdoor activities. This outdoor common will be used for relaxing, picnics or for a small putting green. A continuous pedestrian walk meanders in front of all the units and then back to a common parking area. A portion of the property has been designated for a community center. Here, in conjunction with an outdoor swimming pool and tennis court, the residents can participate in individual or group socials, hobbies, crafts and health programs. There is no doubt in our opinion that this project will serve a need and become a residential asset to the community."

"The building plans are preliminary but they demonstrate the type of buildings to be constructed. The architecture is low rise, rambling, one and two story wood framed and wood finished buildings. These buildings will be adjusted and oriented to suit the natural hillside terrain and involving the minimum amount of cut and fill. There are ~~one~~ <sup>one</sup> bedroom ~~units~~ <sup>and</sup> two bedroom units, a community center and provisions for outdoor recreational activities. (Financing arrangements and a timetable for construction has not been established. They are pending approval of rezoning.)

"Studies have been made on an informal basis; that is, through verbal discussion with many people in various fields.

(1) Prospective owner-occupants: There is a need for more communal type housing, especially for the elderly, where

one can reside and be part of community activities within the project. The social environments along with the indoor and outdoor recreational activities will be welcomed and most certainly sought after.

- (2) Real estate market: As Hilo's population increases, the now unsold condominium apartments will gradually be occupied. However, there is a present need for better apartments in the medium price range; one bedroom units in the \$30,000 range and two bedroom units in the \$40,000 range. Apartments close to downtown is desirable for ease of traveling by public transportation.
- (3) Medical profession: The thought of having health oriented facilities near or within a housing project is ideal. This would give additional incentive for people to become aware of their health needs, both as preventive measures and rehabilitation. Daily or weekly programs could be organized in which the individual or groups can participate under a physical director. Physical exercise programs should be oriented to the outdoor and as well as to the more limited indoor. To date such programs have been limited to YMCA, YWCA or similar institutions."

Per letter dated January 24, 1975, the applicant further stated the following:



It is contemplated that the units will be sold as condominiums in the medium-priced range. By medium-price, it is hoped that the sales price for a 1 BR will be approximately thirty eight thousand dollars (\$38,000) and a 2 BR will be approximately forty eight thousand dollars (\$48,000). The sales are based on lease land. I assume that by the time this project is completed and ready for occupancy, the sales price range for Hilo will be actually low to medium. If inflation does not get completely out of hand, it is anticipated that the project can be accomplished without government or non-profit private subsidy. I believe that all factors in project costs, including land costs, construction, interest, services, rentals and profits can be kept to a minimum; enabling the occupants of the housing units to reside there as reasonably as possible. It is natural that the monthly maintenance will be higher than the normal in order to cover the community facilities expenses which will include landscaping upkeep, outdoor and indoor facilities, health program and maximum security program.

"In regard to the sewer, there are several alternate methods of accomplishing this.

(1) There is an existing manhole or main sewer connection at the intersection of Punahale and Halai. We can negotiate for an easement on Parcel 15 or Parcel 17 and

continue with a public sewer in Punahale until we reach the manhole.

(2) There is a possibility for a future city and county sewer line in Punahale. If this becomes a reality, we will provide for a public sewer in Komohana, connecting to the main sewer at the intersection of Komohana and Punahale.

(3) There is a possibility for a future city and county sewer line in Ponahawai. If this becomes a reality, we can negotiate for an easement on Parcel 5. (The Medical Center Site) and connect to the sewer main.")

X In regards to the sewage situation, the Department of Public Works had the following comments to offer:

"There is a possibility of connecting to the existing sewer main at the intersection of Punahale and Haili Street. No sewer extension near Punahale and Ponahawai Street is contemplated in the foreseeable future.")

X The Waiakea Soil and Water Conservation District commented that "the proposed development will be a welcome addition to Hilo's growth. However, we urge that its effect on the traffic pattern be studied and proper steps be taken to alleviate any traffic congestion."

All other cooperating agencies had no objections to or comments on the subject request.

( In review of the applicant's EIS which was submitted along with the application there were three (3) basic areas of concern:

1. The topography of the site is such that there may be localized drainage problems.
2. The units proposed will generate traffic in the order of approximately 800 trips per day. It is estimated that this volume to be approximately ten percent (10%) of the total traffic on Komohana Street. The impact of such an increase will have to be scrutinized.
3. The alternative schemes for sewer connection have to be discussed with the Chief Engineer. )

\* For the Commissioners' information, should the <sup>change of zone</sup> request be approved, the applicant must still secure a Planned Development Permit (PDP). As such, the Planning Commission would have to make a subsequent motion to approve the applicant's request for a PDP to submit his condemnation plans for Plan Approval.

Bill No. 222 - 1976

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-1a) TO MULTIPLE-FAMILY RESIDENTIAL (RM-4) AT PONAHAHAWAI, PUNAHOA 1ST, AND PUNAHOA 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-35:16.

This Bill amends the City of Hilo Zone Map of the Zoning Code.

Date Introduced: May 7, 1976

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on May 7, 1976, by the following aye and no vote:

Ayes: Councilmen Carpenter, Fujii, Kawahara, Lai, Yadao and Chairman Yamada. - 6

Noes: Councilman Levin - 1

Absent & Excused: Councilmen De Luz and Hisaoka - 2



COUNTY CLERK  
COUNTY OF HAWAII

2. HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-1a) TO MULTIPLE-FAMILY RESIDENTIAL (RM-4) AT PONAHAHAWAI, PUNAHOA 1ST, AND PUNAHOA 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-35:16.

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Noes: Councilman Levin - 1

Absent & Excused: Councilmen De Luz and Hisaoka - 2

TED T. SUZUKI  
COUNTY CLERK  
COUNTY OF HAWAII  
(Hawaii Tribune-Herald, May 12, 1976.)

ORDINANCE NO. 208  
(Bill No. 222-1976)

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE-FAMILY RESIDENTIAL (RS-7.5) AND AGRICULTURAL (A-1a) TO MULTIPLE-FAMILY RESIDENTIAL (RM-4) AT PONAHAWAI, PUNAHOA 1ST, AND PUNAHOA 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-35:16.

Date Approved: May 20, 1976  
Date Effective: May 26, 1976

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

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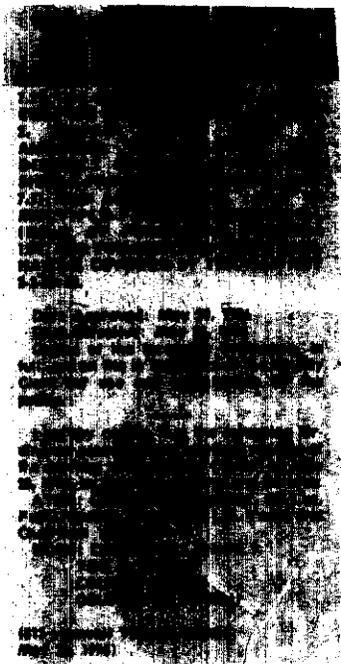
I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on May 20, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CLERK  
COUNTY OF HAWAII



Hilo, Hawaii  
Date: May 7, 1976

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz			X
Fujii	X		
Hisaoka			X
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	6	1	2

Publication Date: May 10, 1976

Hilo, Hawaii  
Date: May 20, 1976

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin			X
Yadao	X		
Yamada	X		
	8		1

Publication Date: May 20, 1976

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.

*[Signature]*  
5/21/76

*Robert M. Yamada*  
Council Chairman

*Ted F. Suzuki*  
County Clerk

Approved/Disapproved this 26<sup>th</sup> day of May, 1976

*[Signature]*  
Mayor, County of Hawaii

Bill No. 222  
Reference: \_\_\_\_\_  
M.B. No. 2094 315'  
Ord. No. 208

Ted T. Suzuki  
COUNTY CLERK



Robert Shioji  
DEPUTY COUNTY CLERK

**OFFICE OF THE COUNTY CLERK**

COUNTY OF HAWAII  
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 222  
passed by the County Council on second and final  
reading.

A handwritten signature in cursive script, appearing to read "Ted T. Suzuki".

COUNTY CLERK

Encl.

Dated: May 20, 1976