

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
KAY TANIGUCHI )  
for )  
6-UNIT APARTMENT BUILDING )  
AND RELATED IMPROVEMENTS )  
in )  
Pu'u'eo, South Hilo, Hawaii )  
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SMA Use Permit No. 29

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on April 14, 1977, considered the application of KAY TANIGUCHI for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of a 6-unit apartment building and related improvements including landscaping and parking at Pu'u'eo, South Hilo, Hawaii, Tax Map Key 2-6-04:11.

The Commission has found:

That the proposed development will not have any substantially adverse environmental or ecological effects, nor will it involve any irrevocable commitment, loss or destruction of natural or cultural resources. The proposed development will not interfere with historic sites, view planes, public access to the shoreline, recreation areas or natural reserves.

The subject property is located in an area of Hilo which is already substantially developed, namely the Pu'u'eo district. Pu'u'eo is one of the older districts of metropolitan Hilo and is one of the areas within the city committed to multiple family residential use. The area is already developed with single family dwellings and apartment complexes. Given the uses established within the area, management options are minimal. The proposed development would complement the previously established uses.

In addition, the area is not environmentally sensitive nor the habitat of rare, threatened or endangered species of plants or animals. The subject property is not adjacent to the shoreline or the Wailuku River and will not encroach upon either of these areas nor inhibit public access to them. The proposed development will also be hooked into the existing Hilo sewage system and will thus not contribute to the degradation of nearshore coastal waters and the Wailuku River system.

Any potential impacts which may arise during the construction period will be mitigated by existing controls and regulations.

The proposed development is also consistent with the goal and policies of the Multiple Residential sub-element of the County General Plan. The General Plan encourages such development in areas which maximize convenience for its occupants by being in close proximity to places of employment, shopping facilities, educational, recreational and cultural facilities, and public facilities and utilities.

Based on the above, it is determined that the proposed development will not conflict with the purpose, policies and guidelines of Act 176, SLH 1975, and Rule 9 of the Planning Commission relating to Environmental Shoreline Protection. It is further determined that the proposed development is in concert with the goals and policies of the General Plan.

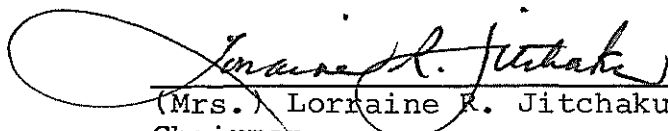
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a 6-unit apartment building and related improvements including landscaping and parking at Pu'u'eo, South Hilo, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. That the petitioner or her authorized representative shall submit plans for plan approval within one (1) year of the effective date of the Special Management Area Use Permit.
2. That construction shall commence within six (6) months of receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the rules and regulations of the State Department of Health.
4. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit may be deemed null and void.

The effective date of this permit shall be April 14, 1977.

Dated at Hilo, Hawaii, this 21st day of April, 1977.

  
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(Mrs.) Lorraine R. Jitchaku  
Chairman

