

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	
by)	SMA Use Permit
KENNETH FUJIYAMA)	No. 40
for)	
AN OFFICE BUILDING, AN)	
APARTMENT COMPLEX AND)	
RELATED IMPROVEMENTS,)	
INCLUDING PARKING AND)	
LANDSCAPING)	
in)	
Waiakea, South Hilo, Hawaii)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on September 8, 1977, considered the application of KENNETH FUJIYAMA 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 an office building, an apartment complex and related improvements, including parking and landscaping at Waiakea, South Hilo, Hawaii, Tax Map Key 2-2-53:4.

The Commission has found:

That approval of the subject request will not be contrary to the purpose and intent of the Environmental Shoreline Protection Act (Act 176, SLH 1975) or Rule 9 of the Planning Commission. The proposal for the construction of an office building, apartment complex and related improvements including the parking area and landscaping will not result in the destruction of any significant natural, cultural or historical resources, since the project site had been occupied by a building which was recently demolished. The project area is currently zoned for commercial and similar uses and therefore the proposal will not be extending the limits of such a commitment.

The location of the parcel within the Special Management Area results from its proximity to the Wailoa River. The potential adverse effects of the proposal with respect to this body of water relate especially to subsurface discharge of sewage effluent which may be generated in the area.

The proposed development will not reduce or impose restrictions on public access to beaches, recreational areas, natural reserves or the shoreline; nor will it reduce the size of any such areas. Further, the proposal will not negatively affect the economic or social welfare of the community as no significant stresses to utilities or other Special Management Area resources and amenities will result from the development being proposed.

It should be noted that the proposed development complies with Rule 9 of the Planning Commission provided that sewerage disposal standards for the apartment complex can be met. This situation, however, must be resolved by the petitioner with the Department of Health inasmuch as that agency is responsible for sewerage disposal standards and regulations.


Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an office building, an apartment complex and related improvements, including parking and landscaping at Waiakea, 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 construction of the proposed apartment complex shall commence upon completion of the sewerage system. If construction is commenced prior to the completion of the sewerage system, the rules and regulations of the Department of Health shall be complied with. The proposed apartment complex shall be completed within two (2) years after the commencement of construction.
2. That the rules, regulations, and requirements of the State Department of Health shall be complied with.
3. That all other applicable rules and regulations including the Plan Approval process shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area (SMA) Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be September 8, 1977.

Dated at Hilo, Hawaii, this 3rd day of October, 1977.


(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

