

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
KUAKINI CORPORATION)
for) SMA USE PERMIT NO. 71
COMMERCIAL/OFFICE BUILDING AND)
RELATED IMPROVEMENTS)
in)
Honuauia 1st and Keopu 3rd, North)
Kona, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 31, 1978, considered the application of KUAKINI CORPORATION 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 commercial/office building and related improvements, including but not limited to the consolidation of existing lots, landscaping and grading, at the northern corner of the intersection of Sarona Road and Kuakini Highway in Honuauia 1st and Keopu 3rd, North Kona, Hawaii, Tax Map Key 7-5-07:22, 29 - 32.

The Commission has found:

That the approval of the proposed project will not result in the loss of valuable natural, cultural, or recreational resources of the coastal zone. No rare native or endemic plants and/or animal species are known to inhabit the site. Similarly, no objects or remains of cultural or archaeological significance are known to exist on the subject property. In addition, due to its location approximately 700 feet from the shoreline and the fact that the intervening area is urban in character and relatively densely built up, the proposed development is not expected to have any significantly adverse environmental or ecological effects on the coastal area or near-shore waters. The proposed development is also not expected to obstruct any existing line of sight towards the ocean from Kuakini Highway. In this particular portion of Kuakini Highway, there is no view plane to the ocean. Landscaping requirements along Kuakini Highway will encourage the reduction of visual impacts along that roadway. Further, the proposed development will not remove or impose restrictions on existing access routes to beaches or similar shoreline recreation areas due to its distance from such resources.

No adverse impacts on air and water quality are expected to be generated by the proposed development. The nature of the proposed development is such that no unusual air emissions are likely to be produced from it. Air emissions generated during the construction phase can be mitigated by existing regulations. In addition, the subject property is within an area which receives approximately twenty (20) inches of rainfall annually. Any potential runoff or discharge which could reach ocean waters can be handled by on-site improvements. Negative impacts on the local water quality resulting from soil erosion and runoff during site preparation and construction phases are unlikely, but should they occur they can be adequately mitigated through compliance with existing ordinances and regulations. In addition, there is a County sewer line available to the subject property which can accommodate expected wasteloads from the proposed use.

Furthermore, the granting of the subject request will not be detrimental to the Special Management Area in that it will not result in the foreclosure of management options. The Kailua-Kona village area is an urbanized area and its function for providing services to both permanent residents and visitors is established and recognized. The proposed development is expected to contribute to the functioning of the village area. The location of the proposed development is such that both vehicular and pedestrian traffic will have easy access to it. It is expected that the proposed development will service both the visitor and the resident populations and will provide an additional anchor within the village of Kailua.

Based on the above, it is determined that approval of the proposed development will not be in conflict with the objectives and policies of the Environmental Shoreline Protection Act (Act 176, S.L.H. 1975), Rule 9 of the Planning Commission, or the Hawaii Coastal Zone Management Act (Act 188, S.L.H. 1977), nor is it contrary to any other County or State long-term land use or environmental goals or policies.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a commercial/office building and related improvements, including but not limited to the consolidation of existing lots, landscaping and grading 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. The the petitioner or its authorized representative, through the landowner, shall consolidate parcels 29 through 32 of tax map key 7-5-07 within six (6) months of the effective date of approval of the Special Management Area Use Permit.

2. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year from the effective date of approval of the Special Management Area Use Permit.
3. That the petitioner or its authorized representative shall submit a detailed landscaping plan at the time of preliminary plan approval. Said plan shall include a 10-foot wide landscaping buffer along Kuakini Highway similar in concept to that approved for the adjacent development to the north, as well as the use of canopy trees in the parking area on the makai portion of the subject property. The intent of this is to assure continuity and integration of landscaping design between the two areas. The landscaping plan shall be submitted to the Kailua Village Special District and Urban Design Review Commission for its recommendation to the Planning Director for his review and approval.
4. That construction of the proposed improvements shall commence within one (1) year from the receipt of final plan approval and shall be completed within two (2) years thereafter.
5. That the petitioner or its authorized representative shall obtain a Grading Permit from the County of Hawaii Department of Public Works prior to any land preparation activities.
6. That if any archaeological remains are found during land preparation activities, work shall immediately cease and the petitioner or its authorized representative shall immediately notify the Planning Department. Work shall not be resumed until a review and clearance is obtained from the Planning Department.
7. That the proposed improvements shall conform to the plans submitted and representations made by the petitioner. However, if a sideyard setback variance of 8 feet were granted on the north end of the subject property, the plans shall reflect the resiting of the proposed structure for an additional setback of no more than 4 feet along Sarona Road. This added setback would allow for the eventual construction of a skewed road connection between Sarona Road and Kalani Street.
8. That the petitioner shall improve Sarona Road, extending the length of the subject property to a 12 foot pavement with a 4 foot shoulder meeting with the approval of the Chief Engineer. Said improvements shall be completed prior to issuance of an occupancy permit for the proposed structure.

9. That the proposed access off of Kuakini Highway shall be limited to ingress only and shall meet the requirements of the Land Transportation Facilities Division of the State Department of Transportation.
10. That all other applicable rules, regulations and requirements 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 by the Planning Commission.

The effective date of the permit shall be August 31, 1978.

Dated at Hilo, Hawaii, this 12th day of October, 1978.



WILLIAM F. MIELCKE
Chairman, Planning Commission

