

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
ALFRED PHILLIPS )  
for ) SMA USE PERMIT NO. 86  
18-UNIT APARTMENT COMPLEX AND )  
RELATED IMPROVEMENTS )  
in )  
Pu'ueo, South Hilo, Hawaii )

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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on January 11, 1979, considered the application of ALFRED PHILLIPS 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 18-unit apartment complex and related improvements at Pu'ueo, South Hilo, Hawaii, Tax Map Key 2-~~A~~05:9 and 16.

The Commission has found:

That the proposed development will not have any significantly adverse environmental or ecological effects. The purpose of the subject request is to allow a three-story building containing 18 apartment units to be constructed. The proposed development also includes parking, landscaping and a sewage treatment unit. Grading is expected to be minimal. The parcel upon which the development is proposed is located approximately 600 feet mauka of the Hawaii Belt Road and about 1,100 feet from the shoreline. The distance of the subject area from the shoreline as well as the intervening development militate against adverse impacts. In addition, the surrounding areas are developed with similar multiple family residential uses. Consequently, the impact of the proposed development in these areas is expected to be minimal.

The proposed development will not interfere with publicly owned or used recreational areas, with any natural areas or with public access to the shoreline. There are no known rare or endangered species of plants or animals on the subject property nor does it contain any known archaeological or historical sites.

Effluent from the proposed development will be handled by an on-site treatment system in accordance with Department

of Health standards. Although some adverse impacts can be expected during the construction stage, these will be mitigated and controlled through existing regulations.

In addition, the purpose of the proposed development is to provide moderate income rental units. This is in keeping with the General Plan which encourages the development of moderate income housing in areas served by existing utilities and other infrastructure. The apartment units which the petitioner intends to provide are in keeping with this General Plan policy.

Based on the above, it is determined that approval of the subject request is not contrary to the Environmental Shoreline Protection Act, the Hawaii Coastal Zone Management (HCZM) Program as contained within Section 205-A of the Hawaii Revised Statutes, or with the Planning Commission's Rules (Rule No. 9) Relating to Environmental Shoreline Protection.

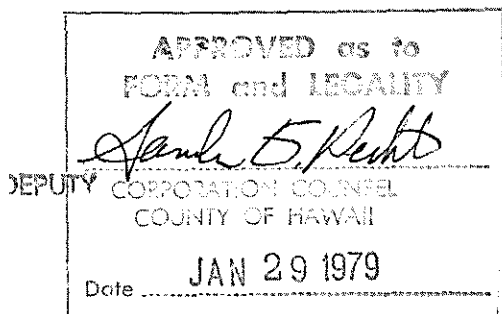
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an 18-unit apartment complex and related improvements at Pu'ueo, South Hilo, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. That the petitioner or his 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.
2. That construction of the proposed development shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the proposed development shall conform to the representatives made by the petitioner and substantially to the plans submitted with the application.
4. That all other applicable rules, regulations and requirements, including those of the Department of Health and the Department of Water Supply, shall be complied with.

Should these 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 January 11, 1979.

Dated at Hilo, Hawaii, this 31st day of January, 1979.



*William F. Mielcke*

William F. Mielcke  
Chairman, Planning Commission