

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
JOHN PARAZETTE/TONY LEEB) SMA USE PERMIT NO. 92
for)
THE CONSTRUCTION OF AN OFFICE)
BUILDING AND RELATED IMPROVEMENTS)
in)
Kailua Village, Keopu,)
North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at duly held public hearings on January 25, 1979 and February 22, 1979, considered the application of JOHN PARAZETTE/TONY LEEB 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 and related improvements on the properties between Mokuaikaua Church and Hanama Place, Kailua Village, Keopu, North Kona, Hawaii, Tax Map Key 7-5-7:44, 46 and 47.

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 400 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 nearshore waters. The proposed development is also not expected to obstruct any existing line of sight towards the ocean from Kuakini Highway since in this particular portion of Kuakini Highway, there is no significant view plane to the ocean. 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.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of an office building and related improvements, 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 its authorized representative shall submit plans for Plan Approval within one year from the effective date of approval of the Special Management Area Use Permit.
2. That the petitioner or its authorized representative shall submit a detailed landscaping plan at the time of preliminary plan approval. 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.
3. 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.

4. 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.
5. That the petitioner shall improve Hanama Place to a 20-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.
6. That a twenty (20) foot wide strip shall be set aside as a road reserve for future extension of Hanama Place to the northwest boundary of the subject area. No structural activities shall take place within the road reserve.
7. That in addition to the required number of parking stalls for the proposed development, grassed-type parking stalls and tree wells shall be set aside along the makai side of the property. This additional amount shall be a minimum of twenty-five percent (25%) of the total required number of stalls for the proposed development, provided however, that public parking shall be non-assignable and allowed in all stalls located on the subject property.
8. That at the time of plan approval the petitioner or its authorized representative shall designate a pedestrian access at the south end of the property from Alii Drive to Hanama Place. The designated access shall also be improved to an average width of eight (8) feet meeting with the approval of the Planning Director. Said improvements shall be completed prior to issuance of an occupancy permit for the proposed structure.
9. That all other applicable rules, regulations and requirements 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 February 22, 1979.

Dated at Hilo, Hawaii, this 29th day of March, 1979.

APPROVED AS TO FORM
AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: MAR 9 1979



WILLIAM F. MIELCKE
Chairman, Planning Commission