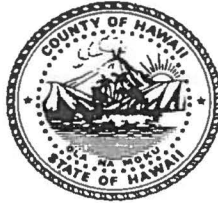


Harry Kim
Mayor



Joseph Clarkson, Chair
Donald Ikeda, Vice Chair
Gilbert Aguinaldo
Donn Dela Cruz
Thomas Raffipiy
John Replogle

County of Hawai'i

WINDWARD PLANNING COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

OCT - 2 2018

Mr. Sidney M. Fuke
Planning Consultant
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

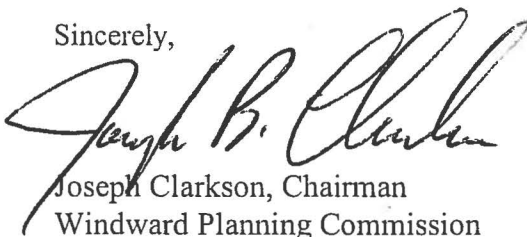
SUBJECT: Special Management Area Use Permit No. 172 (Docket No. SMA 81-000029)
Applicant: Suisan Company, Ltd.
Request: Revocation of SMA No. 172
Tax Map Key: 2-1-006:021

The Windward Planning Commission, at its duly held public hearing on September 6, 2018, considered the above-referenced request for the revocation of Special Management Area (SMA) Use Permit No. 172. SMA No. 172, was originally approved on December 18, 1981, to allow the construction of a freezer and cold storage facility and related improvements, including parking and landscaping on 2.04 acres of land in the Special Management Area. The property is located between Kalaniana'ole Street and Kamehameha Avenue, Waiākea, South Hilo, Hawai'i.

The Commission voted to officially revoke SMA Use Permit No. 172, as requested by the applicant.

Should you have any questions, please contact Shancy Watanabe of the Planning Department at (808) 961-8144.

Sincerely,



Joseph Clarkson, Chairman
Windward Planning Commission

LSuisanRevokeSMA172wpc

CERTIFIED MAIL

December 18, 1981

Suisan Company, Ltd.
1965 Kamehameha Avenue
Hilo, Hawaii 96720

Gentlemen:

Special Management Area Use Permit Application
TMK: 2-1-6:21

The Planning Commission at its duly held public hearing on December 17, 1981 voted to approve your application, SMA Use Permit No. 172, to allow the construction of a freezer and cold storage facility and related improvements, including parking and landscaping at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the request is to allow the construction of a freezer and cold storage facilities within an existing industrial lot.

The subject property and the surrounding area have been extensively graded as part of previous construction activities. As a result of these past activities, there are no rare or endangered flora or fauna associated with the subject area, nor is there the likelihood of archaeological sites. Furthermore, the proposed improvements are situated mauka of Kalaniana'ole Avenue. Consequently, the proposed improvements should not have a direct impact on the coastal waters nor interfere with existing coastal ecosystem, recreational areas or public access to the shoreline.

The subject parcel is not located within any known potential tsunami inundation or flood hazard area. Therefore, the potential of damages from flood action should be minimal if at all.

EXHIBIT X

DEC 23 1981

Suisan Company, Ltd.

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December 18, 1981

While there may be temporary impacts with respect to dust and erosion problems associated with the construction phase of the proposed improvement, these impacts can be mitigated by existing construction practices and regulations.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines as established by Chapter 205-A, Hawaii Revised Statutes. These objectives and policies and guidelines provide guidance for the preservation, protection and development of coastal resources of the State and County. Because of the location of the subject area mauka of Kalaniana'ole Avenue, the nature of the proposed improvements and prior development of the subject and surrounding areas, the granting of this request will not have a significant impact on the historic and recreational resources. In addition, coastal ecosystems and hazardous concerns should not be affected as previously discussed. Furthermore, the proposed development is consistent with the economic element by increasing the use of a facility important to the State's economy in suitable locations.

While there may be impacts associated with the scenic resources, these impacts may be mitigated through the imposition of landscaping requirements during the County's plan approval review.

That the proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map identifies the subject area as being appropriate for industrial uses. Accordingly, a change of zone of the subject area to an Industrial designation was recently approved by the County Council to bring the zoning into conformance with the General Plan designation. The proposed improvements are also in accordance with the provision of the Industrial Land Use element of the General Plan which encourages diversification of local industries by providing opportunities for new industries and the strengthening of existing ones.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management and Rule 9 of the County of Hawaii Relating to the Special Management Area, Chapter 8, of the Hawaii County Code, and the General Plan of the County of Hawaii.

Approval of this SMA Use Permit request is subject to the following conditions:

Suisan Company, Ltd.

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December 18, 1981

- Final P.P.
12/30/81*
1. That the petitioner, Suisan Company, Ltd., will be responsible for complying with all of the stated conditions of approval.
 2. That plans for the proposed improvements shall be submitted to the Planning Department and Final Plan Approval secured in accordance with Article 22 of Chapter 8 (Zoning Code) of the Hawaii County Code, within one (1) year from the effective date of the Special Management Area Use Permit.
 3. That detailed landscaping plans shall be included in the plans submitted for Plan Approval which will mitigate the visual impact of the proposed improvements from Kalaniana'ole Avenue.
 - B.P. 155
12/10/82
#822122*
4. That construction of the improvements shall commence within one (1) year from receipt of Final Plan Approval and shall be completed within two (2) years thereafter.
 5. That the requirements of the State Department of Health and/or Department of Public Works relating to the disposal of sewage shall be complied with.
 6. That a drainage system in accordance with the Department of Public Works standards shall be installed.
 7. That access(es) to the subject property, including the width(s) of the driveway(s), shall meet with the approval of the Department of Public Works.
 8. That all other applicable rules, regulations, and requirements, including those of the Department of Water Supply, shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit shall be declared automatically void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



BERT H. NAKANO

Chairman, Planning Commission

lgv

cc: Department of Public Works
Department of Water Supply
Department of Health

bcc: Plan Approval Section