

CERTIFIED MAIL

March 5, 1982

Mr. Tai On Chock  
555 Naniakea Street  
Hilo, Hawaii 96720

Dear Mr. Chock:

Special Management Area (SMA) Use Permit Application  
TMK: 2-3-03:Portion of 33

The Planning Commission at its duly held public hearing on March 4, 1982, voted to approve your application, SMA Use Permit No. 175, to allow the construction of a one-story, 1,120-square foot dental office building and related improvements at Downtown Hilo, South Hilo, Hawaii.

Approval of this request is based on the following:

That the subject development will not have any substantial adverse environmental or ecological effect. The proposed improvements will involve the construction of a one-story office building and related activities in downtown Hilo. This area was the site of a two-story commercial/office building which was destroyed by a fire in 1977. As such, the subject site and surrounding areas have been extensively developed in the past and currently serve as one of the primary commercial centers of Hilo. Consequently, the proposed improvements will not increase the degree of environmental impact which now exists.

The proposed improvements are consistent with the Objectives, Policies and Special Management Area Guidelines. These objectives, policies, and guidelines were established by Chapter 205A, Hawaii Revised Statutes to provide guidance for the preservation, protection, and development of the coastal resources of the State and County. They identify several areas of management concern including historic, recreational, and scenic resources, coastal ecosystems, economic uses, and coastal hazards. Because of the limited nature of the proposed improvements and the prior development of the subject and surrounding areas, the granting of this request will not impact on the identified resources. Only with respect to the coastal

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hazards, is there a potential conflict with the Coastal Zone Management Objectives and Policies.

The subject area is situated within the potential tsunami inundation zone and is within the designated Flood Safety district. As such, any development of the subject property must be in conformance with the regulations and requirements of the County with respect to development in Flood Hazard areas.

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 entire area as being appropriate for High Density Urban Development including commercial, multiple family residential and related activities. Similarly, the Downtown Development Plan recommends the subject area to be developed as an "Office Core" to attract employees and customers to the downtown area. The proposed improvements are also in accordance with the General Commercial (CG-7.5) zoned district.

The Downtown Development Plan recommends the implementation of a parking improvement district in the downtown area to alleviate the existing parking shortages. In order to facilitate this improvement district, it is recommended that a condition of approval be imposed requiring that the petitioner participate in a parking improvement district, if and when such a district is implemented.

Based on the foregoing, it is therefore determined that the proposed development will not have any significant adverse environmental or ecological effect on the Special Management Area (SMA). Furthermore, its approval will be consistent with the objectives and policies of Chapter 205-A and Rule 9 and with the General Plan, Zoning Code and the Downtown Development Plan.

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

1. That the petitioner, of his authorized representative, will be responsible for complying with all of the stated conditions.
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.

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3. That the construction of the improvements shall commence within one year from the receipt of Final Plan Approval and shall be completed within one year thereafter.
4. That the petitioner or his authorized representative shall comply with the requirements of the Building Code regarding construction within Flood Hazard Districts.
5. That the petitioner shall record at the Bureau of Conveyances, as an encumbrance upon the subject property, a legal obligation to participate in a parking improvement district as outlined in the Hilo Downtown Development Plan whenever such district may be initiated; this legal obligation shall also be stated in any document transferring petitioner's interest in the subject property.
6. That the petitioner shall set aside an area on the subject property sufficient to accommodate a minimum of four (4) parking stalls. Said area shall consist of at a minimum, a compacted and oil-treated surface.
7. 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 shall be declared automatically void.

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

Sincerely,

*for Clyde Amodeo*  
ALFREDO ORITA  
CHAIRMAN, PLANNING COMMISSION

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cc: Building Division, Public Works  
Department of Water Supply

bcc: Plan Approval Section