

CERTIFIED MAIL

February 20, 1986

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

Dear Mr. Fuke:

Special Management Area Use Permit Application
Applicant: Hilo Pacific Associates
TMK: 2-2-14:53, Lot A-3-C-1

The Planning Commission at its duly held public hearing on February 13, 1986, voted to approve your application, Special Management Area Use Permit No. 233, to allow the construction of a one-story bank building and related improvements, including landscaping and parking at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposal would allow the construction of a one-story, approximately 6,500 square foot bank building, twenty-eight paved parking stalls, landscaping and related improvements. These proposed improvements are not anticipated to have substantial adverse environmental or ecological effects on the Special Management Area which cannot be addressed through existing regulations or through conditions of approval.

The subject property has twice been extensively improved in conjunction with the Kaiko'o Project and the Hilo Lagoon Hotel. Consequently, no archaeological sites exist on the property nor does the property contain any rare or endangered species of plant or animal. Since the project site is located approximately 1,800 feet from the shoreline, there will be no direct negative impacts to the coastal recreational areas or public accesses along the shoreline.

The short-term adverse impacts, which may occur during the construction stage, will be minimized by the use of acceptable construction practices.

FEB 20 1986

Mr. Sidney Fuke
February 20, 1986
Page 2

The proposed development is consistent with the Special Management objectives, policies and guidelines established under Chapter 205-A, HRS. These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. As previously stated, due to prior extensive land alteration and the distance of the subject area from the shoreline, the granting of this request will not have a significant impact on historic and recreational resources.

The proposal is consistent with the County's General Commercial zoning designation which permits bank facilities. It also complies with the goal of the General Plan's land use element which states to provide commercial developments that maximize convenience to users.

Based on the foregoing, the proposed improvements will not have any substantial impacts on the subject or surrounding areas. Its approval will be consistent with Chapter 205-A, HRS, relating to Coastal Zone Management; Rule No. 9 of the Planning Commission relating to the Special Management Area; Chapter 25 (Zoning Code) of the Hawaii County Code; and the Hawaii County General Plan.

Approval of this Special Management Area Use Permit request is subject to the following conditions:

1. The petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Plans for Plan Approval shall be submitted to the Planning Department within one year from the effective date of this SMA Use Permit.
3. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
4. The site shall be served by the two (2) driveways shown on the plans and the existing driveway in the vicinity of Larry's Chevron shall be removed and the sidewalk repaired to the satisfaction of the Department of Public Works.
5. Revisions shall be made to the on-street parking layout meeting with the approval of the Department of Public Works prior to any construction.

Mr. Sidney Fuke
February 20, 1986
Page 3

6. Comply with all other applicable rules, regulations and requirements including those of the Department of Public Works.
7. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, this SMA Use Permit shall be void.

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

Sincerely,



Barbara A. Koi
Chairperson, Planning Commission

cc: Al Inoue
DPED, CZM Program w/background
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section