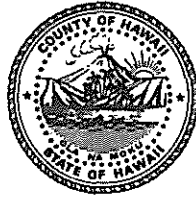


Stephen K. Yamashiro  
Mayor



## County of Hawaii

### PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 Fax (808) 961-9615

JAN 29 1999

Juliette M. Tulang, Director  
Department of Parks & Recreation  
25 Aupuni Street  
Hilo, HI 96720

Dear Ms. Tulang:

Special Management Area Use Permit Application (SMA 98-9)  
Applicant: Department of Parks & Recreation, County of Hawaii  
Request: Removal of Architectural Barriers, Reconstruction of Restrooms  
and Pavilion Repairs at Onekahakaha Beach Park  
Tax Map Key: 2-1-14:13

The Planning Commission at its duly held public hearing on January 22, 1999, voted to approve the above-referenced application. Special Management Area Use (SMA) Permit No. 390 is hereby issued to allow the construction of restrooms, removal of architectural barriers, repairs to pavilion(s) and related improvements. The property is the site of the existing County's Onekahakaha Beach Park in Keaukaha, South Hilo, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205-A, Hawaii Revised Statutes and Rule 9, Special Management Area Rules and Regulations of the County of Hawaii, is to preserve, protect, and, where possible, to restore the natural resources of the coastal zone areas. Therefore, special controls on development within an area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options, and to insure that adequate public access is provided to public-owned or used beaches, recreation areas, and natural reserves by dedication or other means.

The proposed project will not have any significant adverse environmental or ecological effect. The project site is situated in an area planned for open uses such as parks. The proposed request involves the removal of architectural barriers, construction of restrooms, and pavilion repairs at Onekahakaha Beach Park in Keaukaha as required by the Americans with Disability Act (ADA). More specifically, the proposed improvements include (a) the demolition of two existing restroom

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facilities (one is currently unusable); (b) design and construction of two new restrooms in conformance with ADA standards, including accessible ramps, walkways and interior facilities in the same general site as the existing facilities; (c) provision of accessible parking, signage, and access routes to the restrooms, five pavilions, the swimming pond and picnic tables; and (d) replacement of damaged material, fixtures and paint at Pavilion No. 4. As the restrooms, walkways, picnic tables and four of the pavilions at Onekahakaha Beach Park currently do not meet ADA standards, these improvements will insure accessibility to the disabled. As the area is already developed, there are no known threatened or endangered species of flora or fauna or their special habitats within the project area. The applicant states that they will ensure that all structures and improvements will conform to Chapter 27 of the Hawaii County Code, including variance conditions, in order to avoid impacts to the floodplain. There will be an increase in noise levels and dust during construction activities. However, these temporary, short-term impacts generated during the construction phase can be mitigated by existing construction regulations. Therefore, impacts to the physical environment within the immediate area will be minimal.

The proposed project is consistent with the objectives, policies and guidelines of the Special Management Area. The guidelines were established to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concerns including historic, recreational, scenic resources, coastal ecosystems, economic use and coastal hazards. The surrounding area includes existing open uses. No known presence of any significant historic or archaeological feature is situated in the project area. No adverse impacts on water quality are expected to be generated by the proposed project. Any potential runoff or discharge as a result of the project can be handled by on-site improvements as may be required by the Department of Public Works and the Department of Health. The project would not interfere with any recreational resources or natural shoreline processes, nor impact viewplanes to the coastal area.

Activities associated with the proposed development are not anticipated to have any significant adverse impacts on coastal ecosystems or public access along the shoreline. The existing public shoreline access will not be affected by the proposed project. Potential adverse impacts to coastal waters from soil erosion and runoff during construction can be adequately mitigated through compliance with existing construction regulations. Compliance with existing governmental regulations to control runoff, drainage and erosion would mitigate any adverse impact to the area's environment or the ecology of the area's coastal waters.

The proposed project within the Special Management Area is consistent with the General Plan and Zoning Code. The proposed improvements on the subject property are consistent with the existing Open land use designations as well as the long-range planning for the subject area. The approval of the request would conform to the General Plan Land Use Pattern Allocation Guide (LUPAG) Map which designates the area as Open. The proposed project would complement the following goals and policies of the General Plan:

Natural Beauty:

- Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.
- Protect scenic vistas and view planes from becoming obstructed.
- Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

Public Facilities:

- Encourage the provision of public facilities that effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community.

Recreation:

- Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- The County of Hawaii shall improve existing public facilities for optimum usage.

Approval of this request will be consistent with the general purpose of the General Plan and the Zoning Code.

Based on the above, the proposed project will not have any substantial adverse impacts to the subject or surrounding area; and therefore will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management, Rule 9 of the Planning Commission relating to the Special Management Area, the General Plan and Zoning Code of the County of Hawaii.

Approval of this request is subject to the following conditions. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke the permit.

1. The applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Prior to commencing construction, Final Plan Approval shall be secured from the Planning Department. Plans shall identify existing and proposed structures, parking associated with the proposed uses and landscaping where appropriate.
3. All grading shall meet with the approval of the Department of Public Works.
4. Comply with all applicable laws, rules, regulations and requirements of affected agencies.

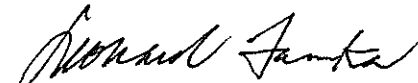
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Department of Parks & Recreation  
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5. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:
  - A. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence.
  - B. Granting of the time extension would not be contrary to the General Plan or Zoning Code.
  - C. Granting of the time extension would not be contrary to the original reasons for granting of the permit.
  - D. The time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Should you have any questions, please feel free to contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,



Leonard Tanaka, Chairman  
Planning Commission

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cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Office of Planning, CZM Program (w/Background)  
Kazu Hayashida, Director/DOT-Highways, Honolulu  
Mr. Norman Hayashi