



Harry Kim
Mayor

County of Hawaii
PLANNING COMMISSION

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

AUG 01 2003

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

Dear Mr. Fuke:

Special Management Area Use Permit Application (SMA 03-006)
Applicant: Hilo Storage Partners, LLC
Request: Expansion of an Existing Self-Storage Facility
Tax Map Key: 2-1-7:9

The Planning Commission at its duly held public hearing on July 18, 2003, voted to approve the above-referenced application. Special Management Area (SMA) Use Permit No. 433 is hereby issued to allow the expansion of an existing self-storage facility by constructing two additional structures and related improvements. The property is located along the makai side of Kalaniana'ole Avenue, adjacent to and east of the Orchid Manor Apartment Complex, Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205A, 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 expansion of an existing self-storage facility will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and elimination of planning options. The project site is situated in an area planned for industrial uses. The applicant proposes to expand an existing 22,880-square foot self-storage facility to consist of the construction of two single-story structures and related improvements:

038801
AUG 01 2003

- The larger structure, approximately 27,995-square feet in size, is approximately 268 feet long by 104 ± feet wide, and proposed to be located on the northwestern portion of the parcel.
- The smaller structure, approximately 4,640-square feet in size, is approximately 263 feet long and 18± feet wide, and would border Huipu Street. Both structures will be used exclusively for storage, and the office in the existing structure will be used to manage the two new buildings.
- Related improvements including 56 parking stalls (two handicapped), five loading areas, landscaping, security fencing and gate.

Both structures would be less than 15 feet tall, and a bridge cap with a height of less than 25 feet connecting the larger structures is also proposed. Upon completion, the total complex would be approximately 55,515 square feet in size. The estimated time for completion is six months at a cost of \$650,000.

The proposed project will not create significant adverse impacts upon immediately adjacent properties as the area is already developed with industrial uses. The property is located on the makai side of Kalaniana'ole Street, and borders Huipu Street (a paper road) to the Keaukaha-side of the site. The property is zoned MG-1a. The required setbacks in the MG district are front yards 20 feet, side and rear yards, none, except if the adjoining building site is in the RS, RD, RM or RCX districts. The property has three "fronts" (along Kalaniana'ole Street, Huipu Street and Ocean View Drive) requiring 20-foot setbacks, and one "side" (eastern border of the property) requiring no setback. A condition of approval will be included to require the applicant to comply with the minimum setback requirements. Parcels in the immediate vicinity area zoned V-.75, MG-1a and ML-20a. Adjacent uses include the Orchid Manor apartment complex located Hilo-side of the site and zoned V-.75, and the Mazda automobile dealership located diagonally across the site on Keaa Street and Kalaniana'ole Street. Pacific Island Floors is located adjacent to the property towards Keaukaha and zoned ML-20.

The proposed development will not substantially affect scenic vistas or viewplanes of nearby residents nor have an adverse impact on coastal recreational or visual resources to the shoreline and coastal ecosystems. The subject property is located approximately 300 feet from the shoreline; therefore, the proposed project will not restrict access to coastal recreational resources along the shoreline nor will it restrict existing

visual viewplanes. The viewplane from the shoreline towards the property will not be impacted as surrounding properties are developed with multi-family residences and various industrial uses.

Air quality in the area of the subject property is most affected by emissions from natural and vehicular sources. The principal source of both short-term air and noise quality impacts associated with the construction of the proposed improvements is expected during construction, especially during grubbing and grading activities. These impacts can be mitigated through the utilization of best management practices. Given the limited nature of the improvements, no significant long-term air and noise quality impacts are anticipated.

The proposed project is consistent with the objectives and policies as provided by Chapter 205A, HRS, and Special Management Area guidelines contained in Rule No. 9 of the Planning Commission Rules of Practice and Procedure. County water is available to the site. Any potential runoff or discharge that could reach ocean waters can be handled by on-site improvements consistent with the requirements of the Department of Public Works. Any impacts from soil erosion and runoff during site preparation and construction phases can be adequately mitigated through compliance with existing regulations and proper construction practices. Air emissions generated during the construction phase for the proposed project can be mitigated by existing construction regulations. With these precautionary measures in place, the proposed development is not anticipated to have any substantial adverse effects upon nearby coastal resources or the surrounding environment. Conditions of approval will be included relating to wastewater, solid waste and public safety to ensure that impacts on coastal resources are minimized.

The Department of Land and Natural Resources State Historic Preservation Division (SHPD) has indicated that previous grubbing/grading has altered the land, and no historic properties will be affected by this request. The subject property is not listed in the General Plan Historic element or the State and Federal Register of Historic Places. As the site has been cleared and improved, and given the property's urban and improved setting, no known rare, threatened, or endangered species are known to inhabit the parcel or are expected to be discovered on the site.

There is no evidence of any traditional and customary Native Hawaiian rights being practiced on the site, nor existence of any known valued cultural, historical or native resources in the area. The property is not used for access to the mountains or shoreline and no access to these areas will be impacted by the proposed action. The property is located approximately 300 feet from the shoreline and will not be impacted by coastal hazard and beach erosion. There are no identified recreational resources, historic resources, public access to the shoreline or mountain areas, scenic and open space

preserves, coastal ecosystems, marine resources or other natural and environmental resources in the area.

The proposed development is consistent with the County General Plan and Zoning Code. The proposed improvements are consistent with the existing industrial land use designations as well as the General Plan. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation for this area is Industrial, and the County zoning is General Industrial (MG-1a). This proposed development will complement the goals, policies and standards of the Land Use and Economic Elements of the General Plan.

While the proposed development will not have a direct impact upon coastal recreational resources, review of developments within the Special Management Area must also consider the cumulative impacts of such developments upon these resources. According to the applicant, the traffic generated by the proposed project will create a minor increase in current traffic. The applicant anticipates approximately four vehicles per hour upon expansion of the project. The property is located on the makai side of Kalaniana'ole Street and borders Huipu Street. The proposed access is from Kalaniana'ole Street. Currently, there is one, full movement vehicular access serving the site. The applicant proposes to create another access with a one-way in/one-way out system. Curb, gutters and sidewalks will be installed on Kalaniana'ole Street fronting the subject property, as required under Condition F of Ordinance No. 93 62. As the Hilo Zone Map includes a widening and extension of Ocean View Drive, an additional future 5-foot road widening setback will be required along the makai property boundary of the subject property. Conditions of approval will be included to require the applicant to comply with the Department of Public Works' requirements. Finally, as the property is located in the Civil Defense Tsunami Evacuation Zone, a condition of approval will be included to require the applicant to notify tenants that the site is within the tsunami evacuation area. The applicant intends to include a statement in the leasing and/or rental agreement that the site is in the tsunami inundation area, and outline appropriate evacuation procedures.

Based on the above findings, it is determined that the proposed development and related improvements will not have any substantial adverse impacts on the surrounding area, nor will its approval be contrary to the objectives and policies of Chapter 205A, HRS, relating to Coastal Zone Management and Rule No. 9 of the Planning Commission relating to the Special Management Area.

Approval of this request is subject to the following conditions. Should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director shall 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. Construction of the proposed improvements shall be completed within five (5) years from the effective date of this permit. Final Plan Approval by the Planning Director in accordance with the Zoning Code shall be secured prior to the commencement of construction. Development plans shall identify existing and proposed structures, fire protection measures, paved driveway accesses and parking stalls, and other improvements associated with the proposed use. Landscaping shall be included in the development plans to mitigate any potential adverse noise or visual impacts to adjacent properties in accordance with the Planning Department's Rule No. 17 (Landscaping Requirements).
3. Access to the property from Kalaniana'ole Street, including the provision of adequate sight distances, shall meet with the approval of the Department of Public Works. A 5-foot wide future road widening setback along the makai property boundary along Ocean View Drive shall be delineated on plans. The driveway shall conform to Chapter 22, Streets and Sidewalks, of the Hawaii County Code and County Standards Details.
4. The proposed structures shall meet the minimum setback requirements of 20 feet for the three front yards, and a minimum 4 feet for the side yard.
5. A drainage study shall be prepared and submitted to the Department of Public Works prior to the issuance of Final Plan Approval. Drainage improvements, if required, shall be constructed, meeting with the approval of the Department of Public Works, prior to the issuance of a Certificate of Occupancy.
6. During construction, measures shall be taken to minimize the potential of both fugitive dust and runoff sedimentation. Such measures shall be in compliance with construction industry standards and practices utilized during construction projects in the State of Hawaii.
7. A Solid Waste Management Plan shall be submitted to the Department of Environmental Management for review and approval prior to the issuance of a Certificate of Occupancy.
8. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-HPD when it finds that sufficient mitigation measures have been taken.

9. The applicant shall notify tenants that the site is within the tsunami evacuation area.
10. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of this permit. The report shall include, but not be limited to, the status of the development and the extent to which the conditions of approval are being satisfied. This condition shall remain in effect until all of the conditions of approval have been satisfied and the Planning Director acknowledges that further reports are not required.
11. Comply with all applicable agency requirements, including the Department of Water Supply, Department of Health and Department of Transportation.
12. 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 original reasons for granting the permit.
 - C. 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.

Mr. Sidney Fuke
Page 7

Should you have any questions, please contact Norman Hayashi of the Planning Department at 961-8288.

Sincerely,



Fred Galdones, Chairman
Planning Commission

Lhilostorage01PC

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Office of Planning, CZM Program (w/Background)
Department of Land and Natural Resources - Kona
Rodney Haraga, Director/DOT-Highways, Honolulu
Long Range Planning
Mr. Robert Usagawa
Plan Approval Section
Hilo Storage Partners, LLC