

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 88-10

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on February 19, 1988, an assessment on the application of The Hertz Corporation for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: Construction of a one story addition to their existing rental-service building at the Ke-ahole Airport, Kalaoa, North Kona, Hawaii, Tax Map Key 7-3-43: 32.

As indicated on the attached report, the Director finds that the proposed development is:

- 1) not in excess of \$65,000; and
- 2) will not significantly affect the SMA.

Therefore, with concurrence of the Chief Engineer, the Director hereby grants to the applicant a minor use permit under the authority vested in him by Section 9.7.C of said Rules, with the following condition(s) that:

SEE ATTACHED CONDITIONS

for *Herbert Gayman*
Chief Engineer, DPW

A.R. [Signature]
Planning Director

Attachment

6257A-5/84

Val = \$29,000
PT = 1 day

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Plans for the proposed development shall be submitted for Plan Approval within one year from the effective date of approval of the SMA Minor 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. Comply with all other applicable laws, rules, regulations, and requirements.
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: 1) 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; 2) granting of the time extension would not be contrary to the general plan or zoning code; 3) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and 4) 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). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to nullify the permit.

BACKGROUND

The Hertz Corporation is requesting a Special Management Area (SMA) Minor Use Permit to allow the construction of a one story addition to their existing rental-service building. The project site is at the Ke-ahole Airport, Kalaoa, North Kona, Hawaii, Tax Map Key 7-3-43: 32. The State of Hawaii owns the subject parcel.

The petitioner proposes to construct a building 15'-6" wide by 24' long with a maximum height of 11'-8" above the concrete slab floor. Effective floor area will be approximately 572 square feet. The structure is to be wood frame with painted steel siding and roofing. A 12' x 15' (180 sf) portion of the existing office space is to be finished to match the addition. Total cost of the improvements is estimated to be \$29,000.00.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation for the area is Industrial. The State Land Use District classification is Urban and the County zoning is General Industrial one acre (MG-1a). The MG-1a zoned district allows the use of the land as a car rental baseyard.

Since the proposed project requires the use of State lands and State funds, compliance with Chapter 343, HRS, relating to Environmental Assessment/Negative Declaration was submitted and published in the Office of Environmental Quality Control Bulletin on February 8, 1988.

The site of the proposed improvements is located at the car rental baseyard complex within the exterior boundaries of the Ke-ahole Airport. The existing improvements include a facility approximately 50' x 55' x 50' x 60'. Access to the property is from the existing airport access road. Water, electricity, and a State operated sewage system are available to the site.

The project site is approximately one mile from the shoreline.

Surrounding land uses include the Ke-ahole Airport facility and vacant lands. The vacant areas are within the County Open (O) zoned district and are designated Conservation by the State Land Use Commission.

There are no sites as listed on the State/National Register of Historic Places present on the subject parcel. The area has been extensively improved and is fully paved with asphaltic concrete. There are also no known rare or endangered species of plants or animals existing on the subject lot.

RECOMMENDATION

An SMA Minor Use Permit is issued based on the following findings:

1. The total valuation of the proposal will not exceed \$65,000; and
2. The proposal will not result in a significant adverse effect on the Special Management Area.

The proposed project is consistent with the Special Management Area objectives, policies, and guidelines. These were established to provide guidance for the preservation, protection and development of the coastal resources of the State and County. The guidelines

identify several areas of management concerns including recreational, historic, scenic and open space resources, coastal ecosystems, economic uses, and coastal hazards.

Since the shoreline is approximately one mile from the subject parcel, and public access to the shoreline will in no way be impeded, there will be no negative impact to the recreational resources of the area nor to the coastal ecosystems. Due to the extensive development of the area there are no historic sites or endangered species of plants or animals that will be affected. The proposed project is a single story structure of a small scale and will not affect the scenic and open space resources of the area. The economic uses of the area will be improved by increasing the efficiency of Hertz Corporation service. Finally, due to the distance from the shoreline and the parcel's elevation, the project should not be subject to coastal hazards.

The car rental facility is a permitted use of lands designated industrial by the General Plan and the County zoning. As such, this project is consistent with current land regulations.

Based on the foregoing, it is determined that the granting of the request will not create a significant adverse effect on the environment 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 Hawaii County Zoning Code; or the General Plan.

A Special Management Area Minor Use Permit is approved subject to the following conditions:

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2. Plans for the proposed development shall be submitted for Plan Approval within one year from the effective date of approval of the SMA Minor 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.
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