

PLANNING DEPARTMENT - PLANNING COMMISSION  
COUNTY OF HAWAII  
Hilo, Hawaii

PERMIT NO. 88-16

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on July 20, 1988, an assessment on the application of Todd Dressler/KFSH Radio 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: to allow the installation of a satellite dish antenna on the second story roof of their studio building. The studio address is 47 Punahoa Street, and the building extends makai to front Kamehameha Avenue in downtown Hilo, South Hilo,

TMK: 2-3-08: 18.

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 Hayano  
Chief Engineer, BPW  
[Signature]  
Planning Director

*for*  
Attachment

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Plans for the antenna construction shall be submitted to the Planning Department and Final Plan Approval shall be secured prior to construction.
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.

KFSH FM radio station is requesting a Special Management Area Use Permit to allow the installation of a satellite dish antenna on the second story roof of their studio building. The studio address is 47 Punahoa Street, and the building extends makai to front Kamehameha Avenue in downtown Hilo, South Hilo, TMK: 2-3-08: 18.

Specifically the applicant proposes to erect a satellite dish antenna near the makai end of the building. In this location the antenna is shielded from view by the higher wall of the adjoining building makai and by other buildings to the sides and mauka. The antenna itself is an eleven foot diameter dish, inclined 45 degrees off its three <sup>foot high</sup> support stand. It's maximum height is eight feet.

The Hawaii County LUPAG Map designates the area for High Density Urban Development. The State Land Use District Classification is Urban and the County Zoning designation is Downtown Hilo Commercial (CDH).

The property is also situated within the jurisdiction of the Hawaii Redevelopment Agency, which, on July 18, 1988, recommended approval of the proposed antenna erection.

The subject property and adjoining properties have all been extensively developed for a long time. Consequently, there is no endangered plant or animal life present, nor will any sites of historic significance, as listed by the State or National Register of Historic Places, be affected by the proposed project.

According to the Flood Insurance Rate Map (FIRM) prepared by the U. S. Army Corps of Engineers, the property is situated within a coastal high hazard area subject to tsunami inundation.

## 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, and scenic and open space resources, coastal ecosystems, economic uses, and coastal hazards.

Since only a rooftop structure is proposed and due to the limited nature of the project proposal and that the subject area has previously been extensively improved, no adverse impacts are anticipated on these management concerns

The proposed antenna use is consistent with the High Density Urban General Plan designation and is a permitted use under Commercial Downtown Hilo zoning.

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:

1. The applicant, its successors or assigns shall be responsible for complying with all conditions of approval.
2. Plans for the antenna construction shall be submitted to the Planning Department and Final Plan Approval shall be secured prior to construction.
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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*for* Herbert Hayama  
Chief Engineer, DPW  
[Signature]  
Planning Director

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*PT*

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