

PLANNING DEPARTMENT - PLANNING COMMISSION  
COUNTY OF HAWAII  
Hilo, Hawaii

PERMIT NO. 88-8

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on February 19, 1988, an assessment on the application of Dollar Rent A Car 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 gasoline pump island roof within the car rental baseyard at the Ke-ahole Airport Complex, North Kona, Hawaii, Tax Map Key: 7-3-43: 32, Lot 2113B.

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 Hayama  
Chief Engineer, DPW

A. D. G.  
Planning Director

Attachment

6257A-5/84

Val = \$18,000  
- PT = 1 day

An SMA Minor Use Permit is further 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 proposed renovations shall be submitted to the Planning Department and secure Final 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 applicants, successors, or assigns, and that are not the result of their 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 up to one additional year.

BACKGROUND

The petitioner, Dollar-Rent-A-Car, is requesting a Special Management Area (SMA) Use Permit to allow the construction of a gasoline pump island roof. The proposed improvement is to be located within the car rental baseyard of the Ke-ahole Airport Complex, North Kona, Hawaii, Tax Map Key: 7-3-43: 32, Lot 2113B.

The applicant proposes to construct a 20' x 20' metal roof to serve as a canopy for an existing gasoline pump island. The proposed canopy is approximately 14' high and will have no walls. The improvements will consist of metal roofing, structural steel, concrete floor construction with a major floor area of 400 square feet. According to the site plan, the existing gas pump island is approximately 19' from the nearest lot boundary; the proposed canopy will be 10' from the nearest lot boundary. The nearest building is 25' from the proposed improvement. The proposed improvements will be situated in an area designated for car rental baseyards as part of the Airport Master Plan.

The Hawaii County 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-1 acre (MG-1a). The Kona Regional Plan further recommends the area be retained for industrial-type uses. The gas pump island for the servicing or rental of any vehicle is permitted use within the industrial zoned areas.

Surrounding land uses include the Keahole Airport facility, the Natural Energy Laboratory Ocean Thermal Conversion Research 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.

Considering the existing extensive improvements to the subject area, it is apparent that there are no known rare or endangered flora or fauna nor are there any sites of historic significance as listed on the National or State Historic Places located on the developed site.

Access to the subject lot is available via the airport access road from the Queen Kaahumanu Highway.

The Flood Insurance Rate Map (FIRM), prepared by the U. S. Army Corps of Engineers depicts the area within a zone of minimal flooding.

#### RECOMMENDATION

An SMA Minor Use Permit is hereby approved 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 environmental or ecological resources of the Special Management Area. The applicant proposes to construct a pump island roof for an existing car rental business. The project will not involve any substantial alteration to land forms or vegetation as the area has been extensively altered previously. As such, the proposed improvements will not result in an increase of environmental impact to the subject or surrounding area.

The proposed action is consistent with the Objectives, Policies, and Guidelines of the Special Management Area. These were established to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify areas of management concern including historic, recreational, scenic resources, coastal ecosystems, economic use, and coastal hazards. Due to the fact that the subject site has already been extensively developed, it is determined that the granting of this request will not impact the identified resources.

The proposed pump island roof is consistent with the industrial zoned district as well as the General Plan designation of industrial.

Based on the foregoing, it is determined that the granting of the subject request will not create any 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 and Rule 9 of the Planning Commission relating to the Special Management Areas or the General Plan and Zoning Code of the County of Hawaii.

An SMA Minor Use Permit is further 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 proposed renovations shall be submitted to the Planning Department and secure Final 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 applicants, successors, or assigns, and that are not the result of their 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 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.