

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 89-7

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

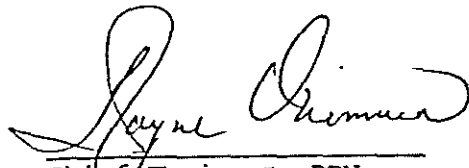
The Planning Director completed on May 11, 1989, an assessment on the application of Keith Spencer on behalf of LeSEA Broadcasting for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: installing a television broadcast station transmitter on the top of the existing tower situated on top of the Hilo Hawaiian Hotel located in Waiakea, South Hilo, Hawaii, TMK: 2-1-03:5.

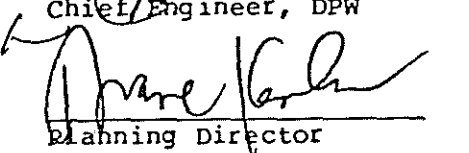
As indicated on the attached report, the Director finds that the proposed development is:

- 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:

[PLEASE SEE ATTACHED CONDITIONS.]


Chief Engineer, DPW


Planning Director

Attachment

6257A-5/84

SMA Minor Permit No. 89-7
Keith Spencer on behalf of LeSEA Broadcasting
Conditions

1. That the applicant receive and submit final approval from the Federal Aviation Administration (FAA);
2. That the applicant receive Final Plan Approval; and
3. That the applicant comply with all other rules, regulations, and requirements.

Should any of the foregoing conditions not be met, this SMA Minor Permit shall be void.

BACKGROUND

Mr. Keith Spencer, on behalf of LeSEA Broadcasting Company, is requesting a Special Management Area (SMA) Use Permit to establish a television broadcast station transmitter site on the top of the existing tower situated on the Hilo Hawaiian Hotel located in Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-03:5.

More specifically, the applicant proposes to install an antenna 8 feet long and 8 inches in diameter on top of the existing tower. The tower is fiberglass and weighs 36 pounds. The proposed project is to provide an additional channel to serve Hilo and the surrounding area on Channel 14.

The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Resort use. The State Land Use District classification is Urban, and the County zoning is Hotel-Resort within a Safety District with a density of 750 square feet per unit (VH-S-.75).

The project site is situated within the Waiakea Peninsula Resort Designation area which has been developed with hotels and related resort improvements including a golf course.

Immediate adjacent properties include the Hilo Bay Hotel and Naniloa Surf Hotel to the east, the Banyan Golf Course directly across Banyan Drive, and Queen Liliuokalani Park to the west.

The surrounding land uses are resort-related improvements.

According to the Flood Insurance Rate Map (FIRM), prepared by the U. S. Army Corps of Engineers, the area is within the coastal high hazard area. However, the project is to occur on the top floor of the existing hotel structure.

Since the project site has been extensively improved as part of the overall Hilo Hawaiian Hotel development, there are no rare or endangered plant or animal species present on the subject area nor will any sites of historic significance as listed in the National Register of Historic Places be affected by this project.

The total cost of the proposed improvements will be approximately \$40,000.

An SMA Minor Permit is hereby approved based on the following findings:

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

The proposed renovations are not anticipated to have any adverse environmental or ecological effects. The proposed television station is compatible with the existing hotel use and the overall resort functions. As such, the renovations for the television station use 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 SMA Guidelines. These 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 concern including historic, recreation, scenic resources, coastal ecosystems, economic use, and coastal hazards. Due to the limited nature of the project and given the existing extensive improvements to the area, it is determined that the granting of this request will not impact on the identified resources.

The proposed renovations for the television station use is consistent with the present Hotel-Resort zoned district as well as the General Plan Resort designation as being related to the overall function of the existing Resort development.

Based on the above, it is determined that the granting of the subject 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, and Rule 9 relating to the Special Management Area, or the General Plan of the Zoning Code of the County of Hawaii.

An SMA Minor Use Permit is further approved subject to the following conditions:

1. That the applicant receive and submit final approval from the Federal Aviation Administration (FAA);
2. That the applicant receive Final Plan Approval; and

3. That the applicant comply with all other rules, regulations, and requirements.

Should any of the foregoing conditions not be met, this SMA Minor Permit shall be void.