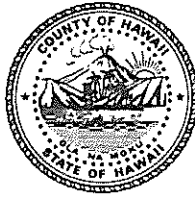


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

July 8, 1993

Mr. Thomas Witthans
P. O. Box 6581
Kamuela, HI 96743

Dear Mr. Witthans:

Special Management Area (SMA) Minor
Permit No. 93-11
Proposed Construction Of 2 Story Duplex
Dwelling
TMK: 2-6-03: 34; Puueo, South Hilo, Hawaii

We have received and reviewed a Special Management Area (SMA) Use Permit Assessment Application for the proposed construction of a two-story duplex dwelling on the subject parcel which lies southeast of the intersection of Wainaku and Iliahi Streets, Puueo area, Hilo.

BACKGROUND INFORMATION

The applicant proposes to build a two-bedroom and a three-bedroom duplex dwelling, serviced by a cesspool and driveway on an 8442 square foot parcel. Access to the structure is via easements over parcels 13, 29 and 30. Valuation of the proposed development is \$100,000.

LAND USE. The subject property bears a State Land Use District classification of "Urban". The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area for Medium Density Urban uses. The County zoning is Multiple Residential-1000 (RM-1). A maximum of 8 dwelling units could be placed on the property if the appropriate County Code provisions could be met.

HAZARDS. The Flood Insurance Rate Map (FIRM), prepared by the Federal Emergency Management Agency (FEMA), designates the subject parcel to be in Zone "X", outside the 500-year floodplain.

NATURAL AND HISTORIC RESOURCES. The subject property is a parcel within an old neighborhood. The lot has been recently grubbed and, according to a conversation with the applicant, the land previously

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was in residential use. The property is presently supporting grasses and weeds. Given the long-term urban use and the condition of the land, it is highly unlikely that either rare biological or historic resources reside on the land.

FINDINGS AND DETERMINATION

Upon review of the request against the guidelines for granting a Special Management Area Permit, the Planning Director hereby approves a Special Management Area Minor Permit. The proposed action is consistent with the Objectives, Policies and SMA Guidelines which 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.

The proposed construction of duplex dwelling is not expected to have any detrimental effects on the Special Management Area, as determined from the following findings and conditions.

The total valuation of the project will not exceed \$125,000; and the proposal will not result in a significant adverse effect on the Special Management Area.

Based on the information provided in the application materials and the applicant's statements, we find that there will not be any detrimental impact upon historic, biological, public access, flood hazard or visual resources of the Special Management Area. Therefore, the granting of this request 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; or the General Plan.

A Special Management Area Minor 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. The applicant shall comply with all other applicable laws, rules, regulations and requirements.
3. The applicant shall be responsible for obtaining Final Plan Approval before any construction or site preparation activities are initiated.

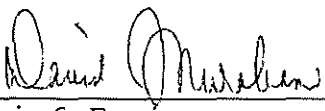
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4. The life of authorization of this permit is two years. Construction of the proposed improvements shall be completed within two years of the date of this permit.
5. Any deviations from the proposed project as explained in the application materials and in the body of this permit will require advance approval from the Planning Department.

Should you have any questions about this permit please contact Rick Warshauer or Rodney Nakano at this office.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director



Chief Engineer

FRW:mjh
9721D

xc: SMA Section
PC Records