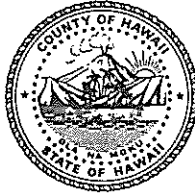


Stephen K. Yamashiro
Mayor



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

CERTIFIED MAIL

August 4, 1994

Mr. Spencer Oliver
Hilo Downtown Improvement Association
252 Kamehameha Avenue
Hilo, HI 96720

Dear Mr. Oliver:

Special Management Area (SMA) Use Permit Assessment
Application (SMAA 94-48) & Special Management Area Minor
Permit (SMM 18)
Applicant: Hilo Downtown Improvement Association
Proposed Grading of Property to Establish a Parking Lot for
Approximately 120 Cars
TMK: 2-3-9: 33 and por. 11; Ponahawai, South Hilo, Hawaii

We have reviewed your proposal to establish a parking lot on the subject property. According to Planning Commission Rule 9, Special Management Area Rules, "grading, removing, dredging, mining, or extraction of any materials" is subject to SMA review. The project is not expected to have significant adverse impacts on the coastal zone, and it does not exceed \$125,000 in value. Therefore, the project requires an SMA Minor Permit. We hereby issue Special Management Area Minor Permit No. 18 to allow the grading of the proposed parking area.

PROJECT DESCRIPTION

1. The Hilo Downtown Improvement Association is proposing to grade and level the project site to create a parking lot for employees and patrons of downtown businesses. The proposed parking area will include the existing parking lot, as well as the portion of the property which is currently overgrown with vegetation. The existing grass and scrub bushes will be removed, and the entire lot will be surfaced with gravel. Concrete bumpers will be used to delineate parking stalls, and the estimated capacity of the new lot will be 120 vehicles. The total land area of both parcels is 83,864 square feet, or just under 2 acres.

2. The existing cafe on the Mamo Street side of TMK 2-3-9:11 is not included in the proposed parking area. The cafe has 1,456 square feet of floor area and four employee parking stalls. All of the remaining land area will be utilized for parking.
3. The intent of the project is to provide additional parking for employees and patrons of downtown Hilo businesses. Approximately one-half, or 60 of the parking stalls, will be reserved for employees of surrounding businesses, in order to free additional on-street parking spaces for potential customers. The parking area will be open 24 hours a day, though it is anticipated that the lot will only be used between the hours of 6:00 a.m. and 10:00 p.m..
4. Other improvements proposed for the property include landscaping the Punahoa Street frontage of both parcels with a line of low shrubs, establishing a 3-foot wide gravel sidewalk along Punahoa Street, and creating a drainage swale to minimize flooding on the property. This swale will be 8 -10 feet wide and easily negotiable by vehicles. It will be constructed of gravel and will direct runoff into an existing drain on Punahoa Street.
5. The property is owned by Kaneshiro & Sons Enterprise, Ltd. and by Eijiro Kaneshiro. The applicant leases the property from the owners. The owners' property manager, Ms. Merle Lam, has provided authorization to proceed with this project.

STATE AND COUNTY PLANS

6. The State Land Use District classification is Urban, and the General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation is High-Density Urban. The County Zoning is Commercial Downtown Hilo (CDH).
7. The property is located within the Special Management Area; therefore, the project is subject to SMA review.
8. The Hilo Community Development Plan established the following policies for commercial development in downtown Hilo: "1) to reinforce the existing commercial structure ... , and 2) to encourage revitalization of the downtown." The draft Downtown Hilo Redevelopment Plan established the following long-range policy: "Continue to develop additional parking spaces in order to increase user accessibility and convenience to downtown activities."

SITE DESCRIPTION

9. The project site is located within the downtown commercial core of Hilo. Surrounding property uses include scattered businesses, with some vacant land. An open-air farmer's market, which is open on Wednesdays and Saturdays, is located on the makai side of the property.
10. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency designates TMK 2-3-9: 33 and the makai portion of TMK 2-3-9: 11 as Zone VE, or within an area subject to coastal flooding with tsunami inundation hazards. The base flood elevation ranges between 17 and 18 feet. The mauka portion of TMK 2-3-9: 11 is in Zone AE, or within the 100-year flood plain; this portion of the site is designated as a floodway. The proposed swale is intended to divert water from this floodway into the existing storm drain.
11. Most of the site is utilized as an existing parking area, and all of the site has been previously cleared. Therefore, the proposed grading project should not further impact any natural resources or historic sites in the area.

INFRASTRUCTURE

12. Access to the proposed parking lot will be from Punahoa Street, a paved County-maintained roadway. The existing Mamo Street entrance to the cafe will remain.
13. County water, electricity, and other essential services are available at the site.

ASSESSMENT

The purpose of Chapter 205A, HRS, and Planning Commission Rule No. 9, Special Management Area Rules and Regulations of the County of Hawai'i, is to preserve, protect, and where possible, to restore the natural resources of the island's coastal zone areas. Special controls on development in these areas have been enacted, to prevent permanent loss of valuable resources. Upon review of the applicant's request for a Special Management Area Permit, the Planning Director finds that this project is consistent with State and County SMA policies, as outlined below:

- a. **Recreational Resources:** The project will not interfere with recreational uses of the coastal area, since the proposed parking area will be located well inland of the shoreline in the Downtown Hilo Commercial District.

- b. **Historic and Natural Resources:** The site has been extensively altered in the past, and the grading of the proposed parking area should have no further impact on historic and natural resources.
- c. **Scenic and Open Space Resources:** The proposed parking area should have no appreciable effect on the coastal view plane, since no additional above-ground structures will be erected at the site. The clearing of the scrub vegetation on the lot should improve the appearance of the site, and the proposed swale should help alleviate drainage problems.
- d. **Coastal Ecosystems:** The proposed grading project should not have any additional adverse effect on the coastal ecosystem, since the site is already extensively utilized as a parking area. No previously undeveloped land will be affected by the applicant's proposal, and the parking lot will be located in an existing high-density urban district.
- e. **Economic Uses:** The project is consistent with the State Land Use designation, the County General Plan, the Hilo Community Development Plan, the draft Downtown Hilo Redevelopment Plan, and the County Zoning Code. The project will enhance the appearance and safety of the site, and will provide much-needed parking spaces for employees and patrons of downtown businesses.
- f. **Coastal Hazards:** Since the project site is located in an established flood zone, the proposed use of the property as a parking area is an appropriate use of the site. No additional above-ground structures will be constructed, and the proposed swale should improve drainage in the area.

DETERMINATION

Based on the preceding assessment, the Planning Director has determined that the construction of a gravel parking lot, and sidewalk, landscaping, and drainage improvements at this site will not be contrary to State and County policies governing the Special Management Area. The Planning Director hereby approves a Special Management Area Minor Permit, subject to the following conditions:

- 1. The applicant, successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
- 2. Pursuant to the County Zoning Code, the applicant, successors, or assigns shall secure **Final Plan Approval** for the project within one year of the date of this permit.

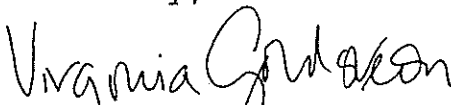
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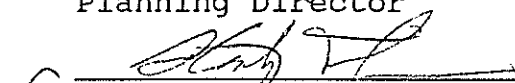
3. The proposed construction shall be completed within **two years** from the date of this permit.
4. The applicant, successors, or assigns shall comply with all other applicable County, State, and Federal regulations.
5. A **progress report** shall be submitted to the Planning Director within **six months** from the date of this permit. This report shall include the status of the project and to what extent the conditions of approval are being complied with. Additional progress reports will be required every six months, until all of the conditions of approval have been complied with and the Planning Director acknowledges that further progress reports are not required.
6. An extension of time for the performance of conditions may be granted by the Planning Director only when a) 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; and b) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and c) 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).

Should any of these conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate procedures to revoke this permit.

Please feel free to contact staff members Linda Copman or Alice Kawaha at 961-8288 if you have any questions.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director


for Chief Engineer

8/5/94

Date

LC:mjh/SMM18

xc: Ms. Merle Lam
Planning Commission
SMA Section

Ms. Merle Lai
Ms. Donna Kiyosaki, Chief Engineer