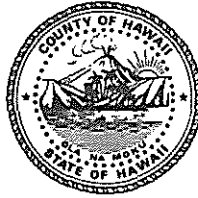


Stephen K. Yamashiro
Mayor



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

April 19, 1994

Hilo Yacht Club
c/o Stuart/Erickson &
Associates, Architects
190 Keawe Street, Suite 12
Hilo, HI 96720

Dear Mr. Stuart:

Special Management Area (SMA) Minor Permit No. 8
Applicant: Hilo Yacht Club
Proposed New Roofing over Existing Concrete Slab
Tax Map Keys: 2-1-15: 29, 31; Keaukaha, South Hilo, Hawai'i

We have reviewed your SMA Assessment Application of March 30, 1994, for the proposed construction of a new roof over an existing concrete slab. Under Planning Commission Rule 9, SMA Rules and Regulations, "construction, reconstruction, or alteration of the size of any structure" is considered development for the purposes of SMA review. The proposed project does not exceed \$125,000 in value, and it will not have a significant adverse impact on the SMA area; therefore, the project requires a Special Management Area Minor Permit. We hereby issue SMA Minor Permit No. 8, with the specified conditions.

PROJECT DESCRIPTION

- 1) **Stuart/Erickson & Associates, Architects**, on behalf of the **Hilo Yacht Club**, is requesting an SMA Minor Permit to allow the proposed construction of a new roof over an existing concrete slab adjoining the Club's tennis courts. The Club is located on the makai side of Laehala Street, in Keaukaha, South Hilo, Hawaii, TMK: 2-1-15: 29, 31.

- 2) The applicant proposes to construct a metal roof, approximately 50 feet long by 12 feet wide with a 3-foot overhang, supported by 4 x 6 wood columns, over an existing concrete slab. The structure will be approximately 11 feet high. The proposed covered lanai will provide weather protection for the existing open lanai next to the tennis courts. The estimated cost of the project is \$3,500.
- 3) The existing concrete slab is located approximately 130 feet from the shoreline at its nearest point, and approximately 140 feet from Laehala Street on the makai side of the tennis courts. Surrounding uses include a club house/restaurant, an outdoor swimming pool, enclosed locker rooms, two tennis courts, and a paved parking area. The site is well landscaped.

STATE AND COUNTY PLANS

- 4) The State Land Use District classification is Urban, and the General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation is Low-Density Urban. The County zoning designation is Single-Family Residential-10,000 square feet within a Safety District (RS-S-10). The shoreline area zoning is Open.
- 5) The project site is located within the Special Management Area; therefore, the applicant requires an SMA permit.

SITE DESCRIPTION

- 6) The project site is bounded by the ocean to the north, by single-family residences to the east, by vacant land to the west, and by single-family residential uses on the makai side of Laehala Street to the south.
- 7) The site is extensively developed as part of the Hilo Yacht Club complex. The applicant has received four prior SMA Minor permits, for the construction of the various improvements which presently exist on the property. The proposed lanai will be located approximately 25 feet from the nearest structure.
- 8) The site is located at least 130 feet from the shoreline at an elevation of approximately 10 feet above sea level. The Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency designates the area as Zone VE-24', or within an area subject to coastal flooding with tsunami inundation hazards. The base flood elevation of the site is twenty four feet above mean sea level. Lateral public access along the shoreline is permitted.

- 9) The proposed roofing project will not involve the development of vacant land, since it is to be constructed over an existing concrete slab. Therefore, the project will not further impact any rare or endangered species or historic sites.

INFRASTRUCTURE

- 10) Access to the property is from Laehala Street via a 30-foot paved driveway.
- 11) Water, electricity, and County sewers 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 Hawaii, is to preserve, protect, and where possible, to restore the natural resources of the island's coastal zone areas. Special controls on development within 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 the proposed construction 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 it will be located well inland of the shoreline setback area.
- b) **Historic and Natural Resources:** The project will not have any additional adverse effect on historical or natural resources, since the site has already been extensively developed as a private recreational facility and no additional vacant land will be utilized to construct the project.
- c) **Scenic and Open Space Resources:** The proposed structure will not interfere with the coastal view plane, since existing structures are located between the project and the shoreline. Plans for the proposed structure indicate that it will be approximately 11 feet high, well under the maximum height of 35 feet allowable in this zone.
- d) **Coastal Ecosystems:** The proposed structure will be located at least 130 feet from the shoreline and should not have any adverse effect on the coastal ecosystem.
- e) **Economic Uses:** The project is consistent with the State Land Use designation, the County's General Plan, the Hilo Community Development Plan, and the County Zoning Code. A small-scale private recreational club is a permitted use within the single-family residential district.

- f) **Coastal Hazards:** The applicant submitted a Flood Hazard Areas Declaration for the proposed structure, which was prepared by a professional architect registered in the State of Hawai'i. According to this declaration, the plans for the structure comply with the provisions of Chapter 27 of the County Code, concerning Flood Control.

DETERMINATION

Based on the preceding assessment, the Planning Director has determined that the proposal 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 Chapter 25 of the County Code, concerning Zoning, the applicant, successors, or assigns shall secure **Final Plan Approval** for the project within one year from the date of this permit.
- 3) Construction of the proposed structure 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).


Hilo Yacht Club
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- 7) The applicant, successors, or assigns shall indemnify and hold the County of Hawai'i harmless from and against any loss, liability, claim, or demand for property damage, personal injury, or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors, agents, and members and their guests under this permit or relating to or connected with the granting of this permit.

Should any of these conditions not be met or substantially complied with in a timely fashion, the Planning Director shall 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

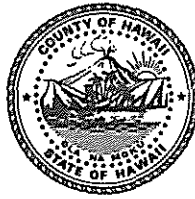
 4/22/94

Chief Engineer Date

LC:mjh
File: SMM8

xc: Ms. Donna Kiyosaki, Chief Engineer
Planning Commission
SMA Section (Linda)

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

November 3, 1994

Mr. Rex Matsuno
Suisan Company, Ltd.
1965 Kamehameha Avenue
Hilo, HI 96720

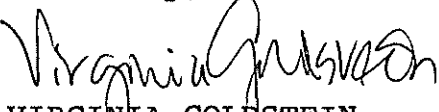
Dear Mr. Matsuno:

Special Management Area (SMA) Minor Permit No. 7 Progress Report
Applicant: Suisan Company, Ltd.
Request: Construction of Chill Storage Structure
Tax Map Key: 2-1-3: 26 and 27; Waiakea, South Hilo, Hawaii

Thank you for your prompt submittal of your six-month progress report. A site inspection conducted by a Department staff member confirmed that the construction of the chill storage structure is now complete. According to our records, all conditions of approval have now been complied with. Therefore, no further progress reports for Special Management Area Minor Permit No. 7 will be required.

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

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

LC:mjh
5490D

xc: SMA Section *afv*