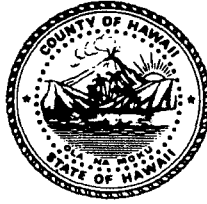


Harry Kim
Mayor

Wil Okabe
Managing Director

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County of Hawai'i
PLANNING DEPARTMENT

Michael Yee
Director

Duane Kanuha
Deputy Director

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Fax (808) 961-8742

May 1, 2019

Mr. Brian Kitagawa
I. Kitagawa and Co., Ltd.
400 E. Kawili St.
Hilo, HI 96720

Dear Mr. Kitagawa:

SUBJECT: Special Management Area (SMA) Use Permit Assessment Application
(SAA-19-001674)
Special Management Area (SMA) Minor Use Permit (SMM-19-000414)
Applicant(s): I. Kitagawa and Company, LTD.
Land Owner(s): I. Kitagawa and Company, LTD.
Project: Paving of Parking Lot
TMK: (3) 2-1-007:003; South Hilo District, Island of Hawai'i

We have reviewed the subject Special Management Area Use Permit Assessment Application (SAA-19-001665), originally submitted on March 1, 2019. A revised application was submitted on April 12, 2019; the new application included additional information requested by the Planning Department via letter dated March 11, 2019.

The applicant proposes the following activities:

1. Applicant is proposing to improve a car storage area with asphalt/pavement for the convenience of patrons visiting the operating car dealership located next door.
2. General landscaping to create visual barriers around the proposed parking area; and
3. Construction of a drain sump for stormwater management.

The subject parcel is 0.514-acres and is zoned General Industrial (MG-20) by the County of Hawai'i and is designated within the State Land Use (SLU) Urban District by the State of Hawai'i land Use

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Mr. Brian Kitigawa
I. Kitagawa and Co., LTD.
May 1, 2019
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Commission. According to the County of Hawai'i General Plan 2005 (as amended) Land Use Pattern Allocation Guide (LUPAG) map, the subject parcel is zoned as Industrial (ind).

The entire parcel is located within the Special Management Area (SMA), however, no portion of the parcel is located within the "shoreline area" as defined by section 205A-41, Hawai'i Revised Statutes (HRS). The requirement to submit a current Certified Shoreline survey was waived by the Director of the Planning Department for the above-listed proposed activities as the proposed activities occur well inland from the "shoreline area".

Special Management Area Determination:

According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1) relating to Special Management Area (SMA), "*grading, removing, dredging, mining, or extraction of any materials*" and, "*construction, reconstruction, demolition or alteration of the size of any structure*" is defined as "development". Therefore, the proposed construction of a new paved parking lot and associated appurtenances (i.e., landscaping, stormwater management) is considered "development" and requires a review against the SMA rules and regulations and requires an SMA Minor Permit.

We find that the proposed actions will not have a cumulative impact or a significant adverse environmental or ecological effect on the SMA. Therefore, pursuant to Planning Commission Rule Section 9-10(e), Special Management Area, Minor Permit No. SMM-19-000414, is hereby issued for the project as described above. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

If you have any questions, please contact Alex J. Roy, M.Sc. of this office at (808) 961-8140.

Sincerely,



RM MICHAEL YEE
Planning Director

AJR:mad

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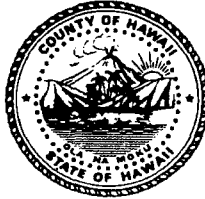
Enclosures: SMM-19-000414
Receipt for Application Fee (SAA-19-001674)

cc w/Encls.: Administrative Permits Division (*via email*)

Mr. Brian Kitigawa
I. Kitagawa and Co., LTD.
May 1, 2019
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cc ltr. only: Mrs. Mary Alice Evans, Director
 Office of Planning, DBEDT
 P.O. Box 2359
 Honolulu, HI 96804-2359

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Mayor



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Special Management Area Minor Permit No. 19-000414

Project: Paving and Parking Improvements for Car Storage Lot
Applicant(s): I. Kitagawa and Company, Ltd.
Owner(s): I. Kitagawa and Company, Ltd.
Location: 400 E. Kawili Street, South Hilo District, Island of Hawai'i
TMK: (3) 2-1-007:003
Land Area: 0.514-acres

Applicant's Request

1. Project Description:

The applicant proposes the following activities:

1. Applicant is proposing to improve a car storage area with asphalt/pavement for the convenience of patrons visiting the operating car dealership located next door.
2. General landscaping to create visual barriers around the proposed parking area; and
3. Construction of a drain sump for stormwater management.

1. **Purpose of Project:** The applicant currently owns and operates an auto dealership on the property adjacent to the subject parcel. The subject parcel is currently used to store the applicant's new and pre-owned vehicles. At this time, the applicant would like to improve the storage area with asphalt/pavement for the convenience of its patrons and employees.

2. Project Valuation: \$97,041

3. **Determination:** According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1)(B) and (E) relating to Special Management Area (SMA): "*Grading, removing, dredging, mining, or extraction of any materials*" and, "*Construction, reconstruction, demolition or alteration of the size of any structure*" is defined

as “development.” Therefore, the proposed construction of new paved parking lot and associated appurtenances (i.e., Landscaping, stormwater management) on the subject property is considered “development” and requires a review against the Special Management Area rules and regulations and requires an SMA Minor Permit.

State and County Plans

1. **State Land Use District:** The parcel is designated Urban by the State Land Use Commission.
2. **General Plan:** The parcel is designated as Industrial (ind) by the Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
3. **County Zoning:** The parcel is currently zoned “General Industrial – 20,000 square-feet” (MG-20).
4. **Special Management Area:** The subject parcel is located in the SMA; no portion of the proposed project is located within the “shoreline area” as defined by Section 205A-41, Hawai‘i Revised Statutes (HRS).
5. **Flood Zone:** Zone X (Area of minimal flood hazard)

Compliance with Objectives and Policies of Chapter 205A, Hawai‘i Revised Statutes (HRS), Regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include but not be limited to the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai‘i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.

- ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
- ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
- ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
- ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
- ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection

☒ Marine Resources

☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

1. As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.
3. The estimated project cost of \$97,041 for the construction of the proposed parking area is not in excess of \$500,000.

Approved Uses, Activities and Operations

Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. SMM-19-000414** is hereby approved to:

1. Construction of an asphalt/pavement auto storage area/parking lot;
2. General landscaping to create visual barriers around the proposed parking area; and
3. Construction of a drain sump for stormwater management.

Conditions of Approval

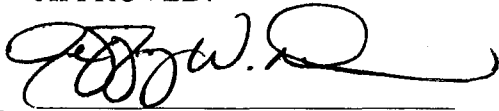
The Planning Director has approved **SMA Minor Permit No. SMM-19-000414**, subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. All construction and maintenance activities on the subject parcel shall comply with Chapter 27, Floodplain Management, of the Hawai'i County Code.
4. Best Management Practices (BMP) must be followed to ensure the grounds surrounding the project area are kept clear of any rubbish or debris.

5. Applicant will ensure that landscaped visual barrier remains intact, and is replanted and maintained as needed to provide satisfactory visual barrier;
6. Any further uses, activities or operations proposed for the subject property shall require further review and approval as provided under HRS Chapter, and Rule 9 of Planning Commission Rules of Practice and Procedure.
7. In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division (DLNR-SHPD) at (808) 933-7651. The applicant shall also notify the Planning Department immediately after contacting the DLNR-SHPD.
8. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

If you have any questions, please feel free to contact Alex J. Roy. M.Sc. at (808) 961-8140.

APPROVED:



FM MICHAEL YEE
Planning Director

May 1, 2019
Date