

CERTIFIED MAIL

October 18, 1983

Mr. Bill Salvador, Manager
Reeds Bay Innkeepers
135 Kalaniana'ole Avenue
Hilo, Hawaii 96720

Dear Mr. Salvador:

Setback Variance Application
TMK: 2-1-06:12

The Planning Commission at its duly held public hearing on October 12, 1983, voted to approve your application, Shoreline Setback Variance Permit No. 618, to allow certain improvements within the 20-foot shoreline setback area, including grading, filling and paving of the parking area, landscaping and other related improvements at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The applicant proposes to make certain parking improvements in conjunction with an existing restaurant/lounge operation. There are no known rare or endangered species of plant or animal on the subject parcel or in the surrounding area. As such, the proposed improvements should not create any substantial adverse impact on the environment nor on any archaeological/cultural resources in the area. Further, the proposed parking improvements to the property are for the safety and convenience of the patrons of the restaurant/lounge; and should not detract from the quality of coastal and scenic space in the area.

The proposed development will not remove or impose restrictions on existing access routes to the shoreline or similar shoreline recreational areas.

The applicant proposes to extend the existing paved parking to within approximately six (6) feet from the shoreline. However, since the proposal only consists of pavement and does

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not contain walls nor fences, etc. it will ensure that the shoreline portion of the subject and adjacent areas is accessible to the general public.

There may be some adverse impacts to the coastal waters resulting from the placement of topsoil for landscaping. However, the potential erosion should be of short duration and shall be mitigated with the establishment of the landscaping.

Based on the foregoing, it is therefore determined that the proposed development will not create any significant adverse effect on the environment. Furthermore, its approval will be consistent with the criteria established in Rule 8 of the Planning Commission's Rules and Regulations.

Approval of this Shoreline Setback Variance request is subject to the following conditions:

1. The petitioner, its assigns or successors, shall be responsible for complying with all of the stated conditions of approval.
2. Secure a grading permit from the Department of Public Works for the ground improvements within six months of the effective date of the Shoreline Setback Variance.
3. A drainage system in accordance with the standards of the Department of Public Works shall be installed.
4. Secure Final Plan Approval from the Planning Department within six months of the effective date of the Shoreline Setback Variance.
5. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within one year thereafter.
6. Remove that portion of fill material which went over the property line into the water following receipt of the necessary permit from the U. S. Army Corps of Engineers.
7. Following removal of the fill material, stabilize the bank area with a retaining wall to prevent further fill material from spilling into the water.

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8. Comply with all other applicable Federal, State and County Rules, Regulations and Requirements.

Should any of the above conditions not be met, the Special Management Area (SMA) Use Permit shall be declared automatically void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,


for Clyde Imada
Chairman, Planning Commission

cc: Chief Engineer, Public Works
Building, Public Works
Dept. of Water Supply

bcc: Plan Approval Section