

JOHN A. BURNS
GOVERNOR



GEORGE S. MORIGUCHI
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

November 8, 1965

RECEIVED:
COUNTY PLANNING COMMISSION
Date: NOV 9 1965
File No.: #66 - LUC Special Permit

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PLANNING AND ECONOMIC DEVELOPMENT

Mr. Raymond Suefuji, Actg. Director
Planning Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Dear Mr. Suefuji:

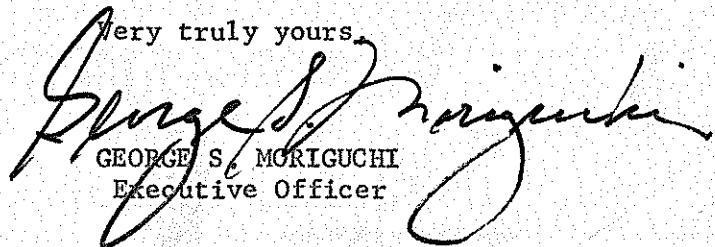
At its meeting held on November 5, 1965 at Kailua, Kona, Hawaii, the Land Use Commission voted to approve Walter Yamaguchi's request for a special permit involving lands classified within the Rural District at Kalapana, Puna, Hawaii (TMK 1-2-03: 35). The special permit involves construction of a retail and general merchandising building on the subject parcel.

On the matter of the districting of the Ehukai Subdivision area at Kapaahu, Puna, Hawaii, the Commission has ruled that the boundaries as shown on Land Use Commission District Map H-J is correct and therefore holds. The boundaries as shown on the District Map H-Puna in the Ehukai Subdivision area is incorrect and therefore does not apply.

For your information, the Commission voted to initiate a boundary change for the Camp 8 Subdivision area, the Roman Catholic Church property and the hospital property at Honokaa, Hawaii from an Agricultural District to an Urban District. This matter will be processed sometime in the future.

On the matter of the Mountain View lots owned by Puna Sugar Company, the Land Use Commission instructed its staff to review the matter with the staff of the Hawaii County Planning Commission. This review will be conducted at the next opportunity when the Land Use Commission visits the Big Island.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

Date: NOV 8 1965

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STATE OF HAWAII
LAND USE COMMISSION

Library of Hawaii
Honolulu, Hawaii

1:30 P.M.
October 29, 1965

STAFF REPORT

Hawaii SP65-17 - WALTER YAMAGUCHI

District Classification: Rural

Background

A petition for a special permit has been filed with the Hawaii County Planning Commission to construct a frame store building for retail and general merchandising purposes at Kalapana, Puna, Hawaii (Tax Map Key 1-2-03: 35). The subject parcel is located approximately 1 mile from the Kaimu Black Sand Beach and approximately 500 feet from the Kalapana School. Present zoning of the area under the Land Use Commission district boundaries is rural.

Consisting of approximately half an acre in land area and owned by Walter T. Yamaguchi, the subject land is presently unoccupied and vacant. Its frontage is directly on the main government road lying through Kalapana.

Action taken by the Planning Commission of the County of Hawaii involved granting of the special permit on the basis of the following findings:

1. The area is subject to change in land use district to be formulated by the Planning Commission (from rural to urban).
2. The lot in question is a favorable spot for commercial use to cater to the Kalapana residents and also to the public who picnics in the area.
3. The area, especially near the Black Sand Beach, is a prime location for resort use as general-planned to balance East Hawaii's resorts or hotel units with that of Kona and Kawaihae. Under the rural district as

indicated by the State Land Use Commission, future developers might shy away from developing the area.

4. Because of the Chain-of-Crater Roads leading through said area, the area is a prime stop-over location for motorists and tourists alike but no store exists.

Analysis

The general land use in the area of the subject land is rural in nature. Two churches exist in the immediate vicinity and a few scattered residences are also located in the immediate vicinity (see map). Although accurate population figures for the immediate area are not available, it is estimated by the staff that approximately 60 to 70 people reside in the vicinity. The general scene in the area is one of a very small native village with low population density.

Evaluation of the subject petition for a special permit on the basis of the test to be applied by the Rules and Regulations of the State Land Use Commission, generally leads to the conclusion that the proposed use is "unusual and reasonable".

The petitioner has submitted a plan for the proposed building and also for the site layout. Landscaping in the form of more than a dozen palm trees and shrubbery is indicated.

Recommendation

Evaluation of the special permit on the basis of the Land Use Commission's test therefor would indicate that the use is "unusual and reasonable". The staff recommends that the special permit be granted with the additional condition that the petitioner conform generally to the site plan as submitted, and that the petitioner landscape the property at least to the extent shown on his plan.