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COUNTY PLANNING COMMISSION

Date: AUG 23 1966

File No.: 178 - ZUC

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PLANNING AND ECONOMIC DEVELOPMENT



JOHN A. BURNS
GOVERNOR

GEORGE S. MORIGUCHI
EXECUTIVE OFFICER

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

August 17, 1966

Planning Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Gentlemen:

At its meeting on August 5, 1966, the Land Use Commission voted to approve the grant of a special permit to Mrs. Shige Hirano to construct a service station, general merchandise store and a residence in Glenwood, Puna, Hawaii, identifiable by Tax Map Key 1-8-10: 5.

Enclosed for your information is the staff report.

Very truly yours,

George S. Moriguchi
GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Department of Taxation
Mrs. Shige Hirano

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street,
Hilo, Hawaii

9:45 A.M.
August 5, 1966

STAFF REPORT

SP66-29 - SHIGE HIRANO

Background

The Hawaii County Planning Commission has considered and approved a special permit request submitted by Mrs. Shige Hirano involving the construction of a service station, general merchandise store, and a residence on lands presently classified agricultural. These lands are located along the Old Volcano Road in Glenwood, Puna, Hawaii, approximately 20.5 miles from Hilo.

The County Planning Commission reports that:

1. The request is unique and not applicable to adjoining areas in this agricultural district as this property is being utilized for store and service station use.
2. Uses are desirable in this area^{to cater} to local residents and travelers along Volcano Road as the nearest service station and store are approximately six miles away in the volcano area and about seven miles away in the Mountain View area.
3. The Government has created this undue hardship and practical difficulty by condemning the existing store and service station for highway purposes.

In addition to standard building code conditions imposed upon this special permit, the County Planning Commission has also indicated a time limitation of one year from date of approval to begin construction of structures.

The applicant has reported that his present 22,500 square feet parcel would be reduced to approximately 17,700 square feet as a result of the State Highways Division's road improvement project. Accordingly, the present store and service station which have been in existence for 48 years would be demolished. A plan for relocation of the facilities to be demolished using the remaining 17,700 square feet has been submitted by the applicant and accepted by the Hawaii County Planning Commission.

Land use in the surrounding areas involve State forest reserve areas, grazing lands, vacant wooded lands, and a small county parksite. Soils in the area are the Akaka silty clay which are best used for forests that will protect water reserves. The Ohia-Lehua is the dominant tree on these soils and is of relatively little economic importance for wood products. Pastures on these soils are subject to very distinct limitations and although they produce large quantities of forage, it is low in nutritive value and palatability. Rainfall in the area ranges from 180 inches to 200 inches annually.

Under the circumstances and facts involved in the application, evaluation using the special permit guidelines established by the Land Use District Regulations finds no adverse factors relating to this application. Therefore, approval of the special permit application is recommended.

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION
~~XXXXXXXXXXXX~~

Applicant Shige Hirano
Date of Public Hearing May 31, 1966
Date of Decision June 30, 1966
Meeting Place HRA Conference Room
Date Decision and Findings Forwarded
to LUC July 5, 1966

SPECIAL PERMIT

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Lot 5 of Subdivision Lot No. 312, Land Patent 4055
TMK: 1-8-10:5

for the following purpose(s):

To allow the construction of a service station, general merchandise store and the sale of flowers at retail and wholesale.

The Commission decided to: **Grant approval.**

on the basis of the following findings:

1. Request is unique and not applicable to adjoining areas in this agricultural district as this property is being utilized for store and service station use.
2. Uses are desirable in this area to cater to local residents and travelers along Volcano Road as the nearest service station and store is approximately 6 miles in Volcano area and about 7 miles in Mt. View.
3. The Government has created this undue hardship and practical difficulty by condemning the existing store and service station for highway purposes.

subject to the following conditions:

1. Proposed construction to conform to the County of Hawaii building, water and health regulations.
2. Proposed construction to conform substantially to the plan submitted to the Planning Commission.
3. The County Planning Commission shall require the following conditions which in its opinion are necessary: proper landscaping, proper sitings and arrangements of all structures and improvements, adequate and proper off-street parking.
4. The State Highway shall approve vehicular access to the property from the highway.
5. A time limitation of one year to begin construction should be imposed by the Land Use Commission with stipulation that the permit be deemed null and void if not meeting this time requirement.

COUNTY PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

July 5, 1966

Mr. Shige Hirano
P. O. Box 176
Mt. View, Hawaii

The County Planning Commission at a duly advertised public hearing on **May 31, 1966** in the Board of Supervisors Conference Room, Hilo, Hawaii discussed your request for a Special Permit from Section 98II-5 of Act 205, Land Use Regulation of the State of Hawaii to allow **The construction of a service station, general merchandise store and the sale of flowers at retail and wholesale in Glenwood, Puna, Hawaii, and covered by tax map key 1-8-10:05.**

The Commission voted to grant the Special Permit in accordance with the provision of Section 98II-6 on the basis of the following conditions:

1. Proposed construction to conform to the County of Hawaii building, water and health regulations.
2. Proposed construction to conform substantially to the plan submitted to the Planning Commission.
3. The County Planning Commission shall require the following conditions which in its opinion are necessary: proper landscaping, proper sitings and arrangements of all structures and improvements, adequate and proper off-street parking.
4. The State Highway shall approve vehicular access to the property from the highway.
5. A time limitation of one year to begin construction should be imposed by the Land Use Commission with stipulation that the permit be deemed null and void if not meeting this time requirement.

The decision and findings of the County Planning Commission must be transmitted to the State Land Use Commission for ratification. Approval by the County Planning Commission is subject to approval by the Land Use Commission before becoming final.

The decision of the Land Use Commission to approve or deny the request requires approximately 45 days after receipt of the County agency's decision.

A duly certified permit will be mailed to you on approval at a later date.

Please do not hesitate to call or write us should there be further questions on this matter.

Raymond H. Suefuji
Director

Applicant: SHIGE HIRANO

RECOMMENDATIONS:

The staff recommends approval be granted to the special permit request of Shige Hirano to construct a new service station and store in Glenwood, Puna, Hawaii because of the following reasons:

1. Request is unique and not applicable to adjoining areas in this agricultural district as this property is being utilized for store and service station use.
2. Uses are desirable in this area to cater to local residents and travelers along Volcano Road as the nearest service station and store is approximately 6 miles in Volcano area and about 7 miles in Mt. View.
3. The Government has created this undue hardship and practical difficulty by condemning the existing store and service station for highway purposes.

The staff ~~further~~ recommends that approval be granted subject to the following conditions:

1. Proposed construction to conform to the County of Hawaii building, water and health regulations.
2. Proposed construction to conform substantially to the plan submitted to the Planning Commission.
3. The County Planning Commission shall require ~~any~~ of the following conditions which in its opinion are necessary: proper landscaping, proper sitings and arrangements of all structures and improvements, adequate and proper off-street parking.
4. The State Highway shall approve vehicular access to the property from the highway.
5. A time limitation of one year to begin construction should be imposed by the Land Use Commission with stipulation that the permit be deemed null and void if not meeting this time requirement.

RECEIVED;

COUNTY PLANNING COMMISSION

Date: AUG 23 1966

File No.: #78 - LUC Special Permit

CHAIRMAN
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426 QUEEN STREET
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August 17, 1966

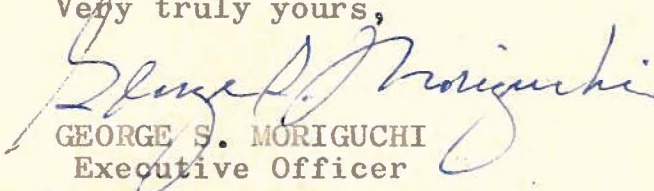
Planning Commission
County of Hawaii
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At its meeting on August 5, 1966, the Land Use Commission voted to approve the grant of a special permit to Mrs. Shige Hirano to construct a service station, general merchandise store and a residence in Glenwood, Puna, Hawaii, identifiable by Tax Map Key 1-8-10: 5.

Enclosed for your information is the staff report.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Department of Taxation
Mrs. Shige Hirano

June 16, 1981

Mr. Toshito Isemoto
Isemoto Contracting Co., Ltd.
648 Piilani Street
Hilo, HI 96720

Dear Mr. Isemoto:

Amendment to Special Permit No. 66-29 (LUC No. 78)
Petitioner: Isemoto Contracting Co., Ltd. on behalf
of Hirano Store
Tax Map Key 1-8-10:5

The Planning Commission at its duly held public hearing on June 9, 1981, considered the above application for an amendment to Special Permit No. 66-29 (LUC No. 78) for the purpose of constructing a warehouse addition to the existing Hirano Store located along the northwest side of the Volcano Highway, O'laa, Puna, Hawaii.

The Commission voted to approve the above request for an amendment to Special Permit No. 66-29 (LUC 78) for the purpose of constructing a warehouse addition to the existing Hirano Store, based on the following findings:

That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of these statutory provisions is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people in Hawaii. In 1966, the Planning Commission and the State Land Use Commission determined that the store use on the subject property was feasible, and that the use would not be violative of the State Land Use Law and Regulations. Since the amendment is merely to allow the construction of a 900-square foot (15' x 60') warehouse addition, which would be structurally attached to

JUN 19 1981,

Mr. Toshito Isemoto
Page 2
June 16, 1981

the rear of the existing store, it is determined that the request is a reasonable one and would still be in keeping with the reasons for which the original permit was granted.

Since the existing store has already been established on the subject property, it is determined that the proposed warehouse addition will not substantially alter or change the essential character of the land and its present use, nor will it adversely affect the surrounding properties and their improvements.

All essential utilities and services are already available to the subject property; as such, the granting of the amendment for its intended use will not unreasonably burden public agencies to provide additional services.

Although the subject property is situated within the State Land Use Agricultural District, it is only 17,679 square feet in size. Due to the limited size of the lot, its agricultural potential is almost nil; as such, it is determined that unusual conditions do exist.

Finally, it should be noted that the granting of the proposed warehouse addition to the existing Hirano Store would be in the direction of fulfilling the General Plan's Commercial element which specifically states that "Rehabilitation of existing commercial development in appropriate locations shall be encouraged."

The Commission approved the request subject to the following conditions:

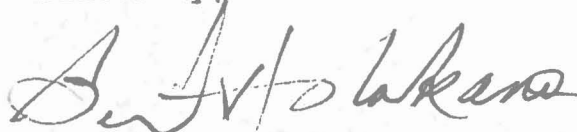
1. That the petitioner, Isemoto Contracting Co., Ltd. or Hirano Store, shall be responsible for complying with all of the stated conditions of approval.
2. That construction of the proposed warehouse addition shall commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
3. That all other applicable rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be complied with, the amendment request may be nullified by the Planning Commission.

Mr. Toshito Isemoto
Page 3
June 16, 1981

Should you have any questions, please feel free to contact the
Planning Department at 961-8288.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bert H. Nakano".

BERT H. NAKANO
CHAIRMAN, PLANNING COMMISSION

lgv

cc: State Land Use Commission
Building Division, Public Works

bcc: Land Use Controls Division, Planning Dept.