

JOHN A. BURNS
GOVERNOR



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

April 4, 1967

RECEIVED:
COUNTY PLANNING COMMISSION
Date: APR 6 1967
File No.: 99-24C Special Permit

CHAIRMAN
MYRON B. THOMPSON

VICE CHAIRMAN
C. E. S. BURNS

GORO INABA
SHIRO NISHIMURA
ROBERT G. WENKAM
LESLIE E. L. WUNG

JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

Planning Commission
County of Hawaii
Hilo, Hawaii

Gentlemen:

At its meeting on March 31, 1967, the Land Use Commission voted to approve the grant of a special permit to Mr. Shinobu Morimoto to construct a barber shop and store to be attached to the south side of the existing post office located on the mauka side of the Hawaii Belt Road, approximately 7.5 miles north of Hilo, identifiable by Tax Map Key 2-8-16: 21.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Department of Taxation
Mr. Shinobu Morimoto

ROUTE SLIP	
Date Rec'd:	
Director	<i>m</i>
Assistant	
Planner	<i>m</i>
Analyst	
Inspector	
Draftsman	
Secretary	
Sr. Clk-Steno	
Clerk-Steno	
Acc. Clk.	
Clerk	
Remarks:	

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division Office
Hilo, Hawaii

2:00 P. M.
March 31, 1967

STAFF REPORT

SP67-40 - SHINOBU MORIMOTO

Background

A public hearing was held by the Hawaii County Planning Commission December 16, 1966 on this matter for the purpose of allowing the construction of a barber shop and store to be attached to the south (Hilo) side of the existing post office which is located on the mauka side of the Hawaii Belt Road, approximately 7.5 miles north of Hilo on parcel 21, Tax Map Key 2-8-16, and containing 19,738 square feet. The property is located within the State Agricultural District.

The County Planning Commission, on January 20, 1967, decided to approve the special permit request, subject to the following conditions:

1. Construction be in accordance with plans submitted.
2. Construction conform to all regulations.
3. No further highway access be provided.
4. Off-street paved parking be provided on the basis of one stall per 200 square feet of gross floor area.
5. Construction shall start within one year from date of Land Use Commission approval.

Although the time limitation for Land Use Commission action on the petition expired on March 17, 1967, Mr. Morimoto was agreeable to an extension to March 31, 1967. A letter is on file in the Land Use Commission to this effect.

The property in question is approximately 300 feet from the Pepeekeo Urban District or the intersection of Kalaimano Homesteads Road and the Hawaii

Belt Road. There is an existing non-conforming liquor and general store approximately 80 feet from the property in question and there are several residences on either side of the property in question. It is presently occupied by a recently constructed post office and paved parking lot. On the mauka-Honokaa corner of the intersection is the new Kalaimano Heights Subdivision containing approximately 75 lots and about 20 houses in various stages of construction. The existing land use surrounding the immediate area is predominantly agricultural involving sugar cane.

Specifically, the applicant desires to construct a 14 x 38 addition to the existing post office for a store, barber shop and rest room facilities.

The Board of Water Supply is installing a new pipeline along the highway and adequate water will be available to the area in the near future. Electricity and telephone service are presently available along the highway.

The Detailed Land Classification Map of the Land Study Bureau designates the property in question as urban and the surrounding lands as C-43 Hilo and Wailea soil series--deep, moderately fine, dark brown, non-stony, well drained, 11 to 20% slope and moderately suited for machine tillage. The rainfall in the area approximates 150 inches annually.

Analysis

The staff evaluation of the above data and field investigation of the site are as follows:

1. The proposed use would not adversely affect the surrounding property as the present use of the property is for post office facilities and the surrounding property is residential and commercial or urban in character.
2. The proposed use would not unreasonably burden public agencies since

public facilities are available to the site.

3. The proposed use would not substantially alter or change the general character of the land and the present use of the site since the existing structure is already used as a post office.
4. That the strict enforcement of the regulation would result in practical difficulties and unnecessary hardship, inconsistent with the intent and purpose of the Land Use Law as the area is experiencing considerable residential growth and there are no facilities within a reasonable distance of this area that provide these proposed services.
5. The proposed use is unusual and reasonable within an Agricultural District and is not contrary to the objectives of the County or State General Plan.

Recommendation

On the basis of the above finding, it is recommended that the special permit application be approved.