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COUNTY PLANNING COMMISSION

Date: APR 6 1967

File No.: 103-24C Open

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JOHN A. BURNS
GOVERNOR

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

April 3, 1967

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. Torao Matsuyama (SP67-42) to convert an existing non-conforming auto repair shop to a washerette in Kealahou, South Kona, identifiable by Tax Map Key 8-2-02: 28.

Enclosed for your information is the staff report.

Very truly yours,
Ramon Duran
RAMON DURAN
Executive Officer.

Encl.
cc: Department of Taxation
Mr. Torao Matsuyama

ROUTING SLIP	
Date Rec'd:	
Director	<i>RD</i>
Assistant	
Planner	<i>J</i>
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Secretary	
Sr. Clk-Steno	
Clerk-Steno	
Asst. clerk	
Clerk	
Remarks:	

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division Office
Hilo, Hawaii

2:00 p.m.
March 31, 1967

STAFF REPORT

SP67-42 - TORAO MATSUYAMA

Background

A public hearing was held by the Hawaii County Planning Commission on January 20, 1967 in Kona on the above-mentioned special permit for the purpose of converting an existing non-conforming auto repair shop to a washerette on a lot containing 1.8 acres (TMK 8-2-02: 28) and located in Kealahou, South Kona.

On February 17, 1967, the County Planning Commission voted to approve the special permit subject to the following conditions:

1. Conversion of the building meet health, water and building regulations.
2. Paved off-street parking on the basis of one space/200 square feet of gross floor area be provided.
3. Ingress and egress to parking area meet Public Works Department requirements.
4. Conversion must start in one year.
5. No occupancy permit be issued until all conditions are met.

At the present time, the property in question is located within an Agricultural District on the makai side of Mamalahou Highway. The properties on the Kau side and on the mauka side of the highway are in the Urban District.

The applicant's property is presently occupied by an auto repair shop and a residence. Existing surrounding land uses include residential dwellings adjacent and across the street, and the Manago Hotel is situated on the Kau side, approximately 250 feet from petitioned property.

The Hawaii County General Plan indicated medium density urban development which includes residential and related activities. The County zoning is A-1 which is agricultural with a minimum allowable lot size of one acre. The present building is set back about 10 feet from the highway. There is a parking area for about 8 automobiles in front of the building, 4 more spaces than would be required by the County Zoning Ordinance, which will be paved with asphalt concrete.

Soil type is of the Honuauulu series--moderately deep soil and predominantly rocky, not adaptable to machine tillability and probably limited to only the growing of coffee. The annual rainfall in the area is approximately 60.5 inches annually. Water, telephone and electricity facilities are available to the site. Access is directly on to Mamalahoa Highway.

Recommendation

Upon analyzing and evaluating the above information and upon field investigation of the site, it is the conclusion of the staff that this request meets the guidelines established by the Commission in determining "unusual and reasonable" use within an Agricultural District and therefore recommends the special permit be approved and that serious consideration be given this area for inclusion into the Urban District when the boundaries are re-evaluated in the near future.