



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

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June 16, 1970

Hawaii Planning Commission  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii, HI 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on June 12, 1970, the Land Use Commission voted to approve a special permit to Mr. Samuel K. Shimizu (SP70-78) to allow the expansion of an existing retail store on 10,000 square feet of land situated within the State's Agricultural District at Keel 2nd, South Kona, Hawaii, identifiable by Tax Map Key 8-3-10: parcel 25, subject to the conditions set forth by the County of Hawaii.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN  
Executive Officer

Enclosures

cc: Mr. Samuel K. Shimizu  
Hawaii Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, " " "

STATE OF HAWAII  
COUNTY OF HAWAII  
PLANNING AND ECONOMIC DEVELOPMENT  
LAND USE COMMISSION  
STAMPED AND FILED  
JUN 18 1970  
HONOLULU, HAWAII

STATE OF HAWAII  
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

June 12, 1970  
1 p.m.

STAFF REPORT

SP70-78 - SAMUEL K. SHIMIZU

A public hearing was held by the Hawaii County Planning Commission on April 2, 1970, on this special permit application submitted by Samuel K. Shimizu to allow an expansion of an existing retail store located at Keei 2nd, South Kona, Hawaii. The store is situated on a parcel of land situated in the State's Agricultural District, described as TMK 8-3-10: parcel 25 and comprises approximately 10,000 square feet.

On April 23, 1970, the County Planning Commission voted to recommend approval of the request on the following bases:

- "1. That non-conforming use already exists.
- "2. That the proposed expansion will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.
- "3. The area contains urban characteristics and our General Plan revision studies indicate no conflict inasmuch as surrounding GP designation is Medium Density Urban."

and subject to the following conditions:

- "1. That the proposed expansion be basically as represented on plan submitted.
- "2. That construction begin within one year of the approval by the State Land Use Commission should that body approve the application or the permit shall be declared void."

Background

The property under consideration lies on the makai side of the Belt Road approximately 2,000 feet south of Honaunau School. The nearest Urban District lies 3 miles to the north of the property in question. There are no Urban Districts along the Belt Road in the southerly direction until Waiohinu is reached in the Kau District. Land uses in the surrounding area are typical of the Kona coffee belt--low density residential uses, coffee farms and vacant lands, and an occasional non-conforming use, such as the one being considered, strung out along the highway.

The existing structure contains a floor area of 1,300 square feet. It is a single story wooden frame building containing a general merchandise and retail liquor operation. Mr. Shimizu proposes a 15' x 30' wooden-frame addition to house the liquor store and refrigeration equipment. This will

add 450 square feet to the south side of the existing building.

According to the Land Study Bureau, the area consists of bare pahoehoe having an overall productivity rating of "E" or very poor. The slope is 0-10 percent, and the rainfall is in the 60-90 inch range. Elevation is about 1,100 feet. Public utilities, including an 8-inch waterline are located along the highway. The County General Plan proposes industrial use for the area, while its present zoning is Ag-1 acre.

#### Analysis

Staff evaluation of the request finds that it substantially meets the guidelines for an unusual and reasonable use in the Agricultural District, since:

1. The use would not adversely affect surrounding property since the present use is a general retail store and will remain the same.
2. The use would not unreasonably burden public agencies since all required facilities and services are presently available.
3. The land upon which the proposed use is sought is unsuited for the uses permitted within the District.

4. The use would not substantially alter the essential character of the land and its present use.
5. The strict enforcement of the regulations would result in practical difficulties and unnecessary hardship which are inconsistent with the intents and purposes of the Land Use Law, as there are no facilities within a reasonable distance that provide the services proposed. It is noted that the nearest Urban District where these services are normally located lies over 3 miles from the area under consideration.

Recommendation

Therefore, on the bases of the above findings, it is recommended that the special permit application be approved subject to the County's conditions.