



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

September 20, 1971

Hawaii Planning Commission  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji  
Planning Director

Gentlemen:

At its meeting on September 17, 1971, the Land Use Commission voted to approve a special permit to Kunio Kobayakawa (SP71-112) for the construction of a new dwelling to replace an existing dilapidated home on a 38,333 square foot parcel identified by Tax Map Key 7-6-6: 11 at Holualoa, North Kona, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission.

A copy of the Staff report is enclosed for your information.

Very truly yours,

*Tatsuo Fujimoto*  
TATSUO FUJIMOTO  
Executive Officer

Encl. - Staff Memo

cc: Mr. Kunio Kobayakawa  
Hawaii Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, Dept. of Taxation  
Property Assessment Division, Dept. of Taxation

# 193

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COUNTY PLANNING

Date: SEP 28 1971

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STATE OF HAWAII  
LAND USE COMMISSION

State Capitol  
Honolulu, Hawaii

September 17, 1971  
9:30 a.m.

STAFF REPORT

SP71-112 - KUNIO KOBAYAKAWA

A special permit to allow the construction of a new dwelling to replace an existing dilapidated home within the State Land Use Rural District has been requested by Mr. Kunio Kobayakawa

The subject site is located near the Hualalai Road and Mamalahoa Highway junction, Holualoa, North Kona, Hawaii. It is identified as Tax Map Key 7-6-6: 11 and comprises 0.88 acre. Presently located on the parcel are two dwellings, one of which is non-conforming due to a requirement of the Rural District which states that no more than one single-family dwelling per one-half acre is permissible. Since the construction of the new dwelling exceeds the allowable density under the Rural classification, Mr. Kobayakawa is seeking a special permit.

The applicant presently occupies the subject dwelling and the other house is occupied by Mr. Kobayakawa's father and mother-in-law. The applicant intends to continue this arrangement should the special permit be granted.

### County Recommendation

At its August 12, 1971 meeting, the Hawaii Planning Commission voted to recommend approval of this special permit. The decision was based on findings which disclosed that the construction of the new dwelling will not alter the essential character of the land, will not be materially detrimental to public welfare or injurious to property rights of adjoining properties, and would not unreasonably burden public agencies to provide essential services. However, the recommendation for approval was contingent upon the following conditions:

- "1. that the dwelling unit to be replaced shall be demolished upon completion of the new unit.
- "2. compliance to all other applicable regulations will be required should the requested special permit be granted by the State Land Use Commission."

It was also reported at the County hearing that the zoning designation for this area is RA-5a and General Planned as Range Land and Waste. Surrounding land uses include vacant lands, low-density residential, and agricultural uses involving mostly pastures. Mr. Kobayakawa also disclosed that the building to be replaced does not meet the building safety code. His statement was verified by Mr. Colbert Nozaki, Senior Building Inspector, County of Hawaii, who inspected the house and noted that the foundation, exterior and interior walls, and ceiling were heavily infested with termites;

the present bedroom floor areas are substandard; stairways and railings need repair; and the plumbing system is improperly connected. Mr. Nozaki also indicated that it may be unwise to undertake such extensive repair work because of the cost and suggested erecting a completely new structure.

Upon evaluation of this request, staff finds that due to the fact that this permit requests the replacement of an already existing building:

1. it would not adversely affect surrounding property,
2. it would not unreasonably burden public agencies to provide services and utilities,
3. it will not substantially alter or change the essential character of the land, and
4. it will make the highest and best use of the land involved.

Based on the above findings, staff recommends approval of this request, subject to the conditions set forth by the Hawaii County Planning Commission.