

LMC 326



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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October 20, 1975

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on October 17, 1975, the Land Use Commission voted to approve a Special Permit to Roy R. Santana (SP75-220) to allow the establishment of an animal feed store within the State Land Use Agricultural District at Honaunau, South Kona, Hawaii, described as Tax Map Key 8-4-06: 53; subject to the conditions imposed by the Hawaii County Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

AH SUNG LEONG, Acting
Executive Officer

Encls.

cc: Roy R. Santana
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 17, 1975
10:00 a.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-220 - Roy R. Santana

Mr. Roy R. Santana requests approval of a Special Permit to allow the establishment of an animal feed store within the State Land Use Agricultural District at Honaunau, South Kona, Hawaii. The subject property is described as Tax Map Key 8-4-06: 53 and consists of approximately 0.64 acres of land. It is located along the makai side of Mamalahoa Highway across from the Church of Latter-Day Saints and diagonally across from the Honaunau Post Office. The property is owned by the Bernice P. Bishop Estate and leased to Mr. Takeshi Kudo. Mr. Kudo in turn has subleased the property to Mr. Santana. In a letter of July 10, 1975, to the Hawaii County Planning Department, Norman K. Carlson, Land Manager for the B. P. Bishop Estate, in part, stated that: "We have reviewed the lease in question, inspected the site and have no objection to the requested use."

In support of his request the applicant has submitted a plot plan, floor plan and section drawing of the proposed addition and the following statement:

"My proposed animal feed store will not only be a service to the the community but a needed service as well. The building to be used is ideal, it stands next to a Fish Coop called Mil-ka-ko and was once a operating service station under these conditions there should be no adverse affect on the surrounding properties or public agency. The store in question does not want to alter or change the character of the area but intends to stay in direct swing with the Farming Community. The store proposed does not only wish to sell quality feed, but try to educate the farmers on animal care and nutritional value for their livestock, at present the farmer has to travel a considerable distance to get a complete supply of needed feed. This store will bring needed supplies closer to the farmers at at reasonable cost."

Mr. Santana proposes to utilize approximately 300 sq. ft. of an

existing building for the animal feed store. A portion of the existing building was used as a coffee mill and was built in 1928. The area proposed to be used for a feed store was formerly used as a service station. Two single-family dwellings, a building used by the Mil-ka-ko Fish Cooperative and two coffee drying sheds are also located on the subject property. Surrounding land uses include coffee fields, scattered single-family dwellings, the Honaunau Post Office and the Church of Latter-Day Saints.

The soil type on this parcel is extremely rocky muck. The surface soils consists of a 5 mile thick layer of very dark brown muck which is underlaid by pahoehoe lava bedrock. Rock outcrops occupy 25 to 50% of the subject property. Permeability is rapid, runoff is medium and the erosion hazard is slight. The land capability unit is class VII or soils which have very severe limitations for crop cultivation and limited pasture, woodland and wildlife use.

Mamalahoa Highway fronts the subject property and has a right-of-way width of sixty feet with a twenty feet pavement. All essential utilities, including an 8-inch water line are available to the subject property.

The Hawaii County Planning Commission staff received the following comments:

DEPARTMENT OF WATER SUPPLY

"Inasmuch as this Special Permit is for the renovation of existing structures and facilities which are presently serviced from the County water system and also that it is not anticipated that water usage will increase, we have no objections to this request. An 8-inch water line runs along Mamalahoa Highway fronting this parcel. We are assuming that the applicant will not desire an increase in the existing water services connection."

DEPARTMENT OF AGRICULTURE

"The Department of Agriculture has reviewed subject application and has no objection to this Special Permit. The requested use appears compatible with the surrounding agribusiness."

Other cooperating agencies had no objections or comments on the subject request.

The General Plan Land Use Pattern allocation guide map designates this area for low density urban development. This designation allows single-family residential and ancillary community and public uses.

The County zoning designation is Agriculture one-acre.

COUNTY RECOMMENDATION

The Hawaii County Planning Commission held a duly advertised public hearing on the subject request on July 31, 1975. On August 28, 1975 the Planning Commission voted to recommend approval of the Special Permit as it was found:

- "1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the subject request is to allow the establishment of an animal feed store which will serve the farmers and animal raisers in the area. Such a use is determined to be an integral and supportive part of agriculture. The availability of supplies in close proximity assists in the development and continuance of agricultural activities. At the present time, a complete supply of feed products is unavailable in the region. Approval of this request will thus help to further the spirit and objectives of the Land Use Law and Regulations in that it will support the development of other lands in the region which are suited to agricultural use.
2. That the proposed use will not substantially alter or change the essential character of the land or the present use. The proposed use will be located in an existing structure which has been used in the past to support agricultural activities. A portion of the building was formerly a coffee mill, and a fish cooperative is located next door. The proposed use is thus a continuance of agricultural support activities and does not alter the essential character of the property from previous times.
3. That approval of the proposed use will not adversely affect the surrounding properties. The area in which the proposed use will be located is rural in character. Surrounding land uses are basically agricultural and scattered residential. The establishment of the proposed use is deemed to be in consonance with the area's character. This is further supported by the fact that the proposed use will be located in an existing structure which has housed agricultural support activities."

The favorable recommendation was subject to the following condition:

- "1. That the new addition constructed within the front and

side yard setback areas may be retained inasmuch as it would not be inconsistent with the general purpose of the zoned district nor be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the vicinity. However, the applicant shall secure a building permit for the new addition prior to occupancy. The building plans shall be subjected to the "Plan Approval" process pursuant to Chapter 8 (Zoning Code), Article 22, Section 3, Hawaii County Code, as amended.

2. That two (2) parking stalls, meeting the approval of the Planning Department, be provided and marked off.
3. That any future additions or improvements to the subject structure shall conform to all applicable rules and regulations."

September 8, 1989

Mr. William R. Stayton
Senior Land Manager
Kam Schools/Bishop Estate
78-6831 Alii Drive, Suite 232
Kailua-Kona, HI 96740

Dear Mr. Stayton

Special Permit No. 75-220
Permittee: Roy Santana
Request: Animal Feed Store
TMK: 8-4-06: 53

This is to confirm a telephone conversation on September 1, 1989, with Anne Smith, a member of my staff, which verified that the animal feed store is not operational and that the revocation of Special Permit No. 75-220 can be initiated by the Planning Department. Please be informed that revocation of the Special Permit will be handled simultaneously with Mr. Takeshi Kudo's request for the establishment of a coffee mill, office and general store (Special Permit application 89-22).

If this is not the case, please contact Anne Smith or Connie Kiriu of this office immediately at 961-8288.

Sincerely,



DUANE KANUHA
Planning Director

CRK:jmp

cc: Mr. Takeshi Kudo, P. O. Box 400, Captain Cook 96704
SP 89-22

SEP 11 1989