

**NOTICE OF PUBLIC MEETING AND HEARINGS**

**PLANNING COMMISSION**

**COUNTY OF HAWAI'I**

NOTICE IS HEREBY GIVEN of matters to be considered by the Planning Commission of the County of Hawaii in accordance with the provisions of Chapters 91 and 92, Hawaii Revised Statutes, Section 6-4.3 of the Charter of the County of Hawaii, and the Planning Commission's Rules of Practice and Procedure.

**DATE:** Friday, June 4, 2004

**TIME:** 9:00 a.m.

**PLACE:** County Building, Councilroom - Room 201

25 Aupuni Street, Hilo, Hawaii

NEW BUSINESS – 9:00 a.m.

1. **APPLICANT: JACKSON AUTO GROUP (SMA 04-003)**

Special Management Area Use Permit to allow the establishment of an auto service and repair, retail parts outlet facility, parking and related improvements.

The properties are located on the southeast corner of Kamehameha Avenue and Kalanikoa Street and in close proximity to Ken's House of Pancakes, Waiakea, South Hilo, Hawaii, TMK: 2-2-32:62 and 63.

2. **APPLICANT: GERALD YAMADA (REZ 04-007)**

Change of Zone for 4.335 acres from an Agricultural 3-acre (A-3a) to a Single Family Residential - 10,000 square foot (RS-10) district. The property is located along the south side of Haihai Street, across from Hanohano Street, Waiakea Homesteads 2<sup>nd</sup> Series, South Hilo, Hawaii, TMK: 2-4-38:8.

3. **APPLICANT: HILO STORAGE PARTNERS, LLC (ORD. NO. 93-62)**  
Amendment to Condition F of Change of Zone Ordinance No. 93 62, which rezoned a 1.028-acre lot from a Limited Industrial - 20,000 square foot (ML-20) to a General Industrial 1-acre (MG-1a) district. The request is to delete the requirement that curb, gutter and sidewalk improvements be provided along Ocean View Drive. The property is located between Kalaniana'ole Avenue and Ocean View Drive and diagonally across from Keaa Street, Waiakea, South Hilo, Hawaii, TMK: 2-1-07:9.
4. **APPLICANT: DJSM, LLC (ORD. NO. 92-91)**  
Amendment to Conditions C and F of Change of Zone Ordinance No. 92-91, which rezoned approximately 47,680 square feet of land from a Single Family Residential – 10,000 square foot (RS-10) to a General Commercial – 10,000 square foot (CG-10) district. The property is located along the east side of Kilauea Avenue, across from Tyke's Laundromat, Waiakea, South Hilo, Hawaii, TMK: 2-2-28:29.

NEW BUSINESS – 9:45 a.m.

5. **APPLICANT: MELANIE BOUDAR (USE 04-003)**  
Use Permit to allow the establishment of a 4-bedroom bed and breakfast operation within an existing single family dwelling situated on 20,000 square feet of land zoned Single Family Residential – 20,000 square feet (RS-20). The property is located along the south side of Tenth Street, approximately 500 feet southwest of the Tenth Street – Pearl Street intersection, Mauna Loa Estates Subdivision with the Volcano area, Keaau, Puna, Hawaii, TMK: 1-1-10:71.

6. **APPLICANT: WORLD BOTANICAL GARDENS, INC. (SPP 04-005)**

Special Permit to allow the construction of a visitor center, parking lot and related improvements on approximately 154,010 square feet (3.53 acres) of land situated within the State Land Use Agricultural District. The site is part of the existing World Botanical Gardens situated on the north side of Leopolino Road between Highway 19 and the Old Mamalahoa Highway, Kamaee, North Hilo, Hawaii, TMK: 3-1-1: portion of 15.

7. **PERMITTEES: JACQUELINE BRITTAIN/OWEN SHEETS, JR.**

Review of compliance with conditions of Use Permit No. 193, which allowed the establishment of a two-bedroom bed and breakfast operation within an existing single family dwelling situated in the Single Family Residential – 10,000 square foot (RS-10) district. The property is located on the makai side of Kalaniana'ole Street, approximately 179 feet west of Akepa Street, Keaukaha, South Hilo, Hawaii, TMK: 2-1-17:25.

MINUTES

April 23, 2004

ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions - Corporation Counsel

Other Commission matters

ANNOUNCEMENTS

ADJOURNMENT

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the above requests. According to Rule 1 (General Rules) of

the Planning Commission, a person desiring to submit oral or written testimony shall indicate her/his name; residence address; and whether the testimony is on her/his behalf or as a representative of an organization or individual. If testimony is being submitted on behalf of an organization, documentation showing membership ratification should accompany the testimony. Written testimony shall be submitted with an original and nine copies prior to testifying. The Commission would appreciate timely submittal to the Planning Department at least one week prior to the hearing date to allow for mailing and thorough Commission review. Testimony that is irrelevant or unduly repetitious may be limited by the Chairperson pursuant to Rule 1.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file and open to inspection during office hours at the Planning Department, Aupuni Center, 101 Pauahi Street, Suite 3, Hilo, Hawai'i 96720 and at the Planning Department Kona Office, 75-5706 Kuakini Highway, Suite 109, Kailua-Kona, Hawai'i 96740.

**Pursuant to Rule 4, Contested Case Procedure, of the County of Hawai'i Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on item nos. 1, 5 and 6 is required to file a written request which must be received in the office of the Planning Department no later than seven (7) calendar days prior to the Planning Commission's first public meeting on the matter. Such written request shall be in conformity with Rule 4, in a form as provided in Rule 4 Appendix A "Petition for Standing in a Contested Case Hearing." The written petition/request shall be filed with the Planning Commission at Aupuni Center, 101 Pauahi Street, Suite 3, Hilo,**

**Hawai'i 96720, and accompanied by a filing fee of \$100 payable to the Director of Finance. Any party may retain counsel if that person so desires. Rule 4 may be inspected or purchased (\$2.50) at the above-cited location. Rule 4 may also be viewed at the County of Hawaii website (<http://www.co.hawaii.hi.us>).**

Any disabled person requiring special assistance or person requiring auxiliary aid and/or services to participate in the hearing should contact the Planning Department at 961-8288 five (5) working days prior to the hearing so that appropriate arrangements can be made.

Hawai'i County is an Equal Opportunity Provider and Employer.

PLANNING COMMISSION

Fred Galdones, Chairperson

Earl K. Fujikawa, 1st Vice Chairperson

Hannah K. Springer, 2nd Vice Chairperson

(Hawaii Tribune Herald: May 14, 2004)

(West Hawaii Today: May 14, 2004)