

NOTICE OF PUBLIC MEETING AND HEARINGS

PLANNING COMMISSION

COUNTY OF HAWAII

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: Thursday, September 16, 2004

TIME: 9:00 a.m.

PLACE: County Building, Councilroom - Room 201

25 Aupuni Street, Hilo, Hawaii

UNFINISHED BUSINESS – 9:00 a.m.

1. **APPLICANT: MICHAEL AND MISATO MORTARA (SP 04-001)**

Continued hearing, including discussions on the Hearing Officer's proposed Findings of Fact, Conclusions of Law, and Decision and Order, and any exceptions and /or oral arguments of the parties, on the application for a Special Permit to allow the establishment of an art studio on 39,608 square feet of land situated within the State Land Use Agricultural District. The property is located between the Volcano Highway (State Highway 11) and the old Volcano Road, approximately 200 feet west (Ka'u side) of Alii Kane Street and approximately 1 mile east (Keaau side) of the Volcano Solid Waste Transfer site, Royal Hawaiian Estates Subdivision, Keaau, Puna, Hawaii, TMK: 1-1-17:88 and 89.

2. **APPLICANT: SPECTRASITE COMMUNICATIONS, INC. (SPP 03-018)**

Request by the Planning Director that the Planning Commission conduct the contested case hearing on the application of Spectrasite Communications, Inc. rather than hire a hearing officer since the Intervenors informed the Planning Department that they will not be able to attend any scheduled hearing. The Special Permit application is to allow the retention of an existing 200-foot telecommunications tower and antenna, communication equipment building, four satellite dishes, generator and fuel tanks, and related improvements. The property is located approximately 2.5 miles north of Highway 11, at the corner of Kulani Road and South Road, O'laa Reservation Lots, Keaau, Puna, Hawaii, TMK: 1-7-17:portion of 153.

3. **APPLICANT: CONTINENTAL PACIFIC, LLC (SLU 03-006/REZ 03-014/SMA 03-009)**

Continued hearings on the following applications:

- a. Application for a State Land Use Boundary Amendment for 4.182 acres of land from the Agricultural to the Urban District.
- b. Application for a Change of Zone for 13.478 acres of land from Limited Industrial – 20,000 square feet (ML-20), General Industrial – 5 acres (MG-5a), Village Commercial – 10,000 square feet (CV-10) and Agricultural 20-acre (A- 20a) to Single Family Residential – 20,000 square feet (RS-20) and ML-20 districts.
- c. Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, including portion of a roadway lot, and related improvements.

The area involved includes the former Hilo Coast Processing Mill complex and surrounding former sugar cane lands at Pepekeo, South Hilo, Hawaii,

TMK: 2-8-07: portions of 1 and 53.

NEW BUSINESS – 9:30 a.m.

4. **APPLICANT: CONTINENTAL PACIFIC, LLC (SMA 03-016)**

Application for a Special Management Area (SMA) Use Permit to allow the development of an 11-lot subdivision, ranging in sizes from 2.0 acres to 5.6 acres, and related improvements. The area involved is located approximately 1,900 feet south of the Hilo Coast Processing Co.'s Power Plant and about 150 feet east (mauka) of the shoreline, Pepekeo, South Hilo, Hawaii, TMK: 2-8-08: portion of 100.

NEW BUSINESS – 10:00 a.m.

5. **APPLICANT: AUTOMOTIVE SUPPLY CENTER, LTD. (REZ 04-014)**

Change of Zone for 22,300 square feet of land from a Single Family Residential - 10,000 square foot (RS-10) to an Industrial - Commercial Mixed 20,000 square foot (MCX-20) district. The property is located along the south side of Lanikaula Street, approximately 200 feet west of the Lanikaula Street - Kanoelehua Avenue intersection, and one lot west of Leung's Chop Suey House, Waiakea, South Hilo, Hawaii, Tax Map Key (3) 2-2-49:26.

6. **APPLICANT: ISLAND OHANA DENTAL (REZ 04-015)**

Change of Zone for 22,300 square feet of land from a Single Family Residential – 10,000 square foot (RS-10) to an Industrial – Commercial Mixed 20,000 square foot (MCX-20) district. The property is located along the north side of Lanikaula

Street, approximately 100 feet west of the Lanikaula Street – Kanoelehua Avenue intersection, adjacent to and west of the Osaka Restaurant building, and also diagonally across from Leung's Chop Suey House, Waiakea, South Hilo, Hawaii, Tax Map Key (3) 2-2-37:31.

7. **APPLICANT: BETTY WUNG (REZ 04-016)**

Change of Zone for approximately 2.511 acres of land from an Agricultural 3-acre (A-3a) to a Single-Family Residential 15,000 square feet (RS-15) district.

The property is located along the south side of Haihai Street, approximately 600 feet from the Haihai Street - Kupulau Street intersection and across from Hoaloha Street, Waiakea Homesteads 2nd Series, South Hilo, Hawaii, TMK: 2-4-38: 16.

8. **APPLICANT: WKSP LIMITED PARTNERSHIP (REZ 04-019)**

Change of Zone for approximately 59,356 square feet of land from a Neighborhood Commercial – 10, 000 square feet (CN-10) to an Industrial Commercial Mixed – 20,000 square feet (MCX-20) district. The property is the site of the existing Waiakea Kai Shopping Plaza located at the northwest corner of Kanoelehua Avenue (State Highway 11) and Kuawa Street, Waiakea, South Hilo, Hawaii, TMK: 2-2-32:93.

9. **APPLICANT: GLENN AHUNA (REZ 04-021)**

Change of Zone for approximately 9,367 square feet of land from a Single Family Residential – 10,000 square feet (RS-10) to a Residential – Commercial Mixed Use – 10,000 square feet (RS-10) district. The property is located along the south side of Mohouli Street, approximately 83 feet west of the Mohouli Street – Kinoole Street intersection, Waiakea, South Hilo, Hawaii, TMK: 2-2-21:30.

NEW BUSINESS - 11:00 a.m.

10. **APPLICANT: CHARLES AND JELENA CLAY (SPP 04-011)**

Special Permit to allow establishment of a construction and an art business, including teaching, public display and sales of art products, on a 26,350 square foot area within the State Land Use Agricultural District. The property is located 490 feet south of Akaka Falls Road and approximately 2 miles east (mauka) of Honomu Village, Honomu, South Hilo, Hawaii, TMK: 2-8-11: portion 23.

MINUTES

July 16, 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 Hawaii Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on item nos. 4, 10 and 11 above, 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 ten (10) 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: August 26, 2004)

(West Hawaii Today: August 26, 2004)