

NOTICE OF SPECIAL PUBLIC MEETINGS AND HEARINGS

PLANNING COMMISSION

COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Planning Commission of the County of Hawai'i 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.

DATES: Thursday, December 2, 2004 – 9:30 a.m.

Friday, December 3, 2004 – 8:30 a.m.

PLACE: Hapuna Beach Prince Hotel, Hau/Lehua Room

62-100 Kaunaoa Drive, Kohala Coast, Hawaii

THURSDAY, DECEMBER 2, 2004 – 9:30 a.m.

UNFINISHED BUSINESS – 9:30 a.m.

1. **APPLICANT: SCD KAHAKAI, LLC (SMA NO. 304)**

Continued hearing on the request to amend Special Management Area Use Permit No. 304 by increasing the number of allowable residential lots from 98 to 101.

The area involved includes the Kahakai Estates Subdivision situated along the southwest (makai) side of Kuakini Highway and north-northeast of Kahakai Elementary School, Puapuaa, North Kona, Hawaii, TMK: 7-5-20:78 (formerly portion of 7-5-20: portion of 1).

2. **APPLICANT: STEVE HOLMES (SMA 04-008)**

Continued hearing on the application for a Special Management Area (SMA) Use Permit to allow the conversion of a single family dwelling into a 3-unit multiple

family residential structure and related improvements. The 5,419-square foot property is located 230 feet east (mauka) of Alii Drive and Kahaluu Beach Park, Kahaluu Beach Lots, North Kona, Hawaii, TMK: 7-8-14:41.

NEW BUSINESS – 10:00 a.m.

3. **APPLICANTS: ROBERT AND CHRISTINE ALMEIDA (SLU 04-011/REZ 04-026)**

- a. State Land Use Boundary Amendment for 6.507 acres from the Agricultural to the Rural District.
- b. Change of Zone for 6.507 acres from an Agricultural 5-acre (A-5a) to a Residential and Agricultural 2-acre (RA-2a) district.

The property is located along the south side of Kawaihae Road (Highway 19) with access from Anekona Street, Anekona Estates Subdivision, Ouli, South Kohala, Hawaii, TMK: 6-2-11:33.

4. **APPLICANT: HOAWE, LLC (REZ 04-018)**

Change of Zone for approximately 4.006 acres from an Agricultural 1-acre (A-1a) to a Single Family Residential 15,000-square foot (RS-15) district. The properties are located at the western end of Pamahoa Place, approximately 600 feet from the Palani Road – Pamahoa Place intersection, Pamahoa Estates Subdivision, Kealakehe Homestead Lots, North Kona, Hawaii, TMK: 7-4-4:80 – 83.

NEW BUSINESS – 10:45 a.m.

5. **APPLICANT: SUFFOLK INVESTMENT LLC (SLU 04-010/REZ 04-024)**

- a. State Land Use Boundary Amendment for approximately 14.87 acres of land from the Agricultural to the Urban District.

- b. Change of Zone for 14.87 acres of land from an Agricultural 5-acre (A-5a) to a Multiple Family Residential – 2,500 square foot (RM-2.5) district.

The property is located between the Hawaii Belt Road (Highway 11) and Kuakini Highway, directly west (makai) of the Pualani Estates Subdivision, Puaapuaiki 1st and Puaapuaanui 1st, North Kona, Hawaii, TMK: 7-5-17:19.

6. **APPLICANT: PUA A DEVELOPMENT, LLC (SLU 04-009/REZ 04-025)**

- a. State Land Use Boundary Amendment for approximately 14.973 acres of land from the Agricultural to the Urban District.
- b. Change of zone for 14.973 acres of land from an Agricultural 5-acre (A-5a) to a Neighborhood Commercial – 20,000-foot (CN – 20) district.

The property is located along west (makai) side of the Hawaii Belt Road (Highway 11) and across from the Pualani Estates Subdivision, Puaapuaiki 1st and Puaapuaanui 1st, North Kona, Hawaii, TMK: 7-5-17:1.

NEW BUSINESS – 1:30 p.m.

7. **APPLICANT: DALE LAURANCE (SSV 04-001)**

Shoreline Setback Variance to allow the construction of a swimming pool with a shoreline setback of five (5) feet in lieu of the minimum requirement of twenty (20) feet. The property is situated along the south (makai) side of the Kona Bay Estates private subdivision road, Kona Bay Estates Subdivision, Kailua-Kona, Hawaii, TMK: 7-5-5:37.

RECESS

FRIDAY, DECEMBER 3, 2004 – 8:30 a.m.

ELECTION OF 2005 OFFICERS

MINUTES

September 16, 2004, October 1, 2004 and October 22, 2004

ADMINISTRATIVE MATTERS

Status of appeals filed on Planning Commission decisions – Corporation Counsel

Other Commission matters

Report on Planning Department Projects

TRAINING

Role of the Planning Commissioner

ANNOUNCEMENT

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. The Chairperson pursuant to Rule 1 may limit testimony that is irrelevant or unduly repetitious.

Maps showing the general location 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.

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.

PLANNING COMMISSION

Fred Galdones, Chairperson

Earl K. Fujikawa, 1st Vice Chairperson

Hannah K. Springer, 2nd Vice Chairperson

Hawai'i County is an equal opportunity provider and employer.

(Hawaii Tribune Herald: November 11, 2004)

(West Hawaii Today: November 11, 2004)