

SP70-78 - SAMUEL K. SHIMIZU

June 16, 1970

Hawaii Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii, HI 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on June 12, 1970, the Land Use Commission voted to approve a special permit to Mr. Samuel K. Shimizu (SP70-78) to allow the expansion of an existing retail store on 10,000 square feet of land situated within the State's Agricultural District at Keei 2nd, South Kona, Hawaii, identifiable by Tax Map Key 8-3-10: parcel 25, subject to the conditions set forth by the County of Hawaii.

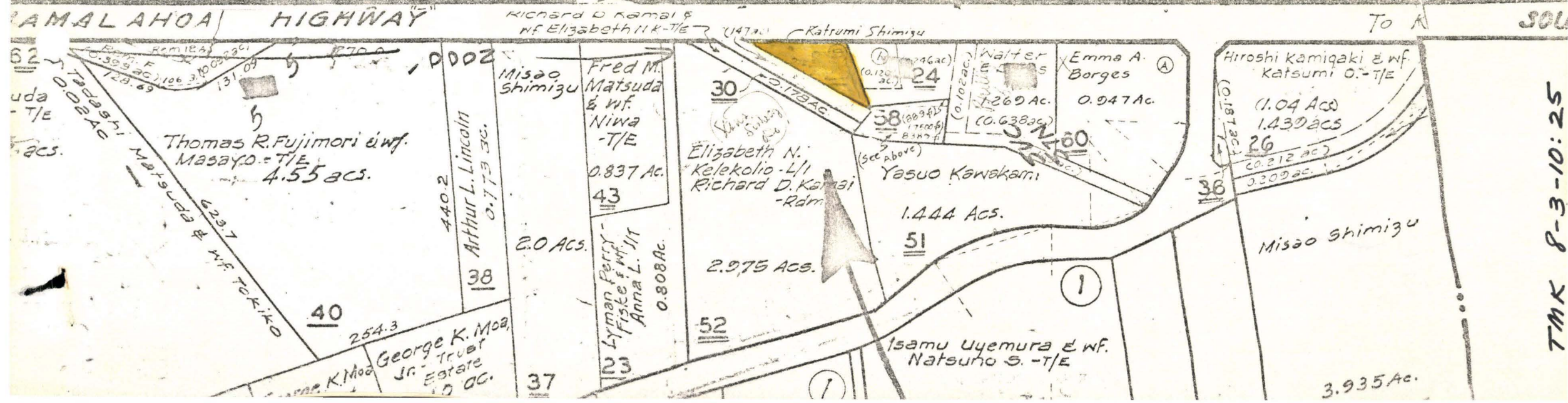
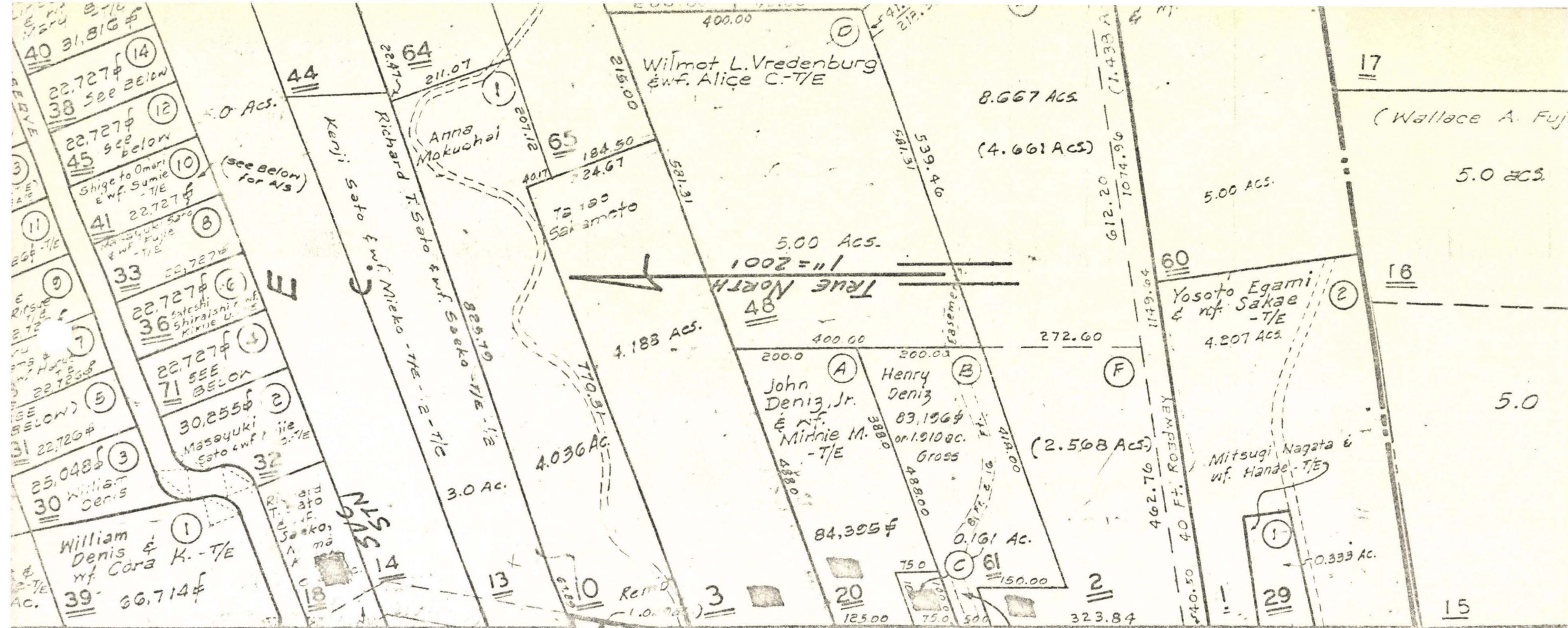
Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures

cc: Mr. Samuel K. Shimizu
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, " " "



TMK 8-3-10:25



KERRY WATSON

TMK 8-3-10:25

TRUE NORTH
1 in 2000

Honaunau School

Honaunau PO

Church Steeple

Honaunau Field

Puu Kalapa
VASM 1270

Keoke

HONAUNAU
FOREST RESERVE

Cemeteries

Well Water

747

Cem

265

Kiilae

K I I L A

K A U L E O L

K E A

K A U L E O L

K E A L I A

BM 127

Water
JEEP

Watercourse

Kiilae

Watercourse

Water
894

1800

2

1

1

2

E E I

E E I

H O N A U N A U

K E O K E A

K E O K E A

H O N A U N A U

BM 594

JEEP

1

2

1000

1400

3000



STATE OF HAWAII
LAND USE COMMISSION

Approved 9-11-70

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

June 12, 1970 - 1:00 p.m.

Commissioners Present: Wilbert Choi, Chairman
Goro Inaba, Vice-Chairman
Alexander Napier
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioners Absent: Shelley Mark
Sunao Kido

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Legal Counsel
Jean Soma, Stenographer

All those wishing to testify before the Commission were sworn in by Chairman Choi.

Adoption of Minutes

Minutes of the January 9, 1970, meeting were approved as circulated to the Commission membership.

HEARINGS

PETITION BY THE LAND USE COMMISSION (A70-248) TO REZONE 94 ACRES FROM CONSERVATION TO URBAN AND 1 ACRE FROM URBAN TO CONSERVATION AT HONOKOHAU AND KEAHUOLU, NORTH KONA, HAWAII

The Executive Officer presented a detailed description of the area under consideration and read the staff report recommending approval of the reclassification as initiated. Upon questioning by the Commission, he confirmed that an

June 12, 1970

✓ SPECIAL PERMIT APPLICATION BY SAMUEL K. SHIMIZU (SP70-78)
TO ALLOW EXPANSION OF EXISTING STORE AT HONAUNAU, SOUTH KONA,
HAWAII

The staff planner oriented the Commission on the location of the parcel under consideration and at the request of the Chairman, presented only the staff recommendation which was to approve the special permit subject to the conditions imposed by the County.

Commissioner Sakahashi moved that staff recommendation be accepted and was seconded by Commissioner Inaba. The motion was unanimously carried.

SPECIAL PERMIT APPLICATION BY YAMADA & SONS, INC. (SP70-79)
TO ALLOW THE REMOVAL OF CINDER MATERIAL FROM A FORMER QUARRY
SITE AT KEOKEA, SOUTH KONA, HAWAII

Mr. Leong delivered the staff report and called the Commission's attention to the stipulations imposed by Hawaii County should the petition be approved by the Land Use Commission.

In response to the Executive Officer's question, Mr. Tong of the Hawaii Planning staff stated that the contract for removal of cinder material terminates in December. Mr. Duran stated that the special permit would then automatically expire at the end of December.

Commissioner Napier moved for approval of the special permit as recommended by staff and was seconded by Commissioner Tangen. The motion was unanimously carried.

Urban Planning Symposium

The Executive Officer reminded the Commission of the Urban Planning Symposium to be held at the Queen Kapiolani Hotel, Honolulu, Hawaii, on Monday (June 15) and Tuesday (June 16).

Tentative Schedule

Mr. Duran informed that the next meeting of the Land Use Commission is scheduled for August 1, 1970, 7 p.m., Lahaina, Maui, to review the rezoning petition submitted by Maui Land & Pineapple Company, Limited.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-78 - SAMUEL K. SHIMIZU

DATE June 12, 1970

PLACE Kona Hilton Hotel, Kona

TIME 1:00 P.m.

M
S

| NAME | YES | NO | ABSTAIN | ABSENT |
|--------------------------|-----|----|---------|--------|
| WUNG, LESLIE | ✓ | | | |
| SAKAHASHI, STANLEY | ✓ | | | |
| INABA, GORO | ✓ | | | |
| YAMAMURA, TANJI | ✓ | | | |
| KIDO, SUNAO | | | | ✓ |
| MARK, SHELLEY | | | | ✓ |
| NAPIER, ALEXANDER | ✓ | | | |
| TANGEN, EDDIE | ✓ | | | |
| CHOI, WILBERT | ✓ | | | |

COMMENTS:

*Approved
Carried*

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

June 12, 1970
1 p.m.

STAFF REPORT

SP70-78 - SAMUEL K. SHIMIZU

A public hearing was held by the Hawaii County Planning Commission on April 2, 1970, on this special permit application submitted by Samuel K. Shimizu to allow an expansion of an existing retail store located at Keeki 2nd, South Kona, Hawaii. The store is situated on a parcel of land situated in the State's Agricultural District, described as TMK 8-3-10: parcel 25 and comprises approximately 10,000 square feet.

On April 23, 1970, the County Planning Commission voted to recommend approval of the request on the following bases:

- "1. That non-conforming use already exists.
- "2. That the proposed expansion will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.
- "3. The area contains urban characteristics and our General Plan revision studies indicate no conflict inasmuch as surrounding GP designation is Medium Density Urban."

6-9-70 sub report to jurisdiction

Approval by the County is → ~~and~~ subject to the following conditions:

- "1. That the proposed expansion be basically as represented on plan submitted.
- "2. That construction begin within one year of the approval by the State Land Use Commission should that body approve the application or the permit shall be declared void."

Background

The property under consideration lies on the makai side of the Belt Road approximately 2,000 feet south of Honaunau School. The nearest Urban District lies 3 miles to the north of the property in question. There are no Urban Districts along the Belt Road in the southerly direction until Waiohinu is reached in the Kau District. Land uses in the surrounding area are typical of the Kona coffee belt--low density residential uses, coffee farms and vacant lands, and an occasional non-conforming use, such as the one being considered, strung out along the highway.

The existing structure contains a floor area of 1,300 square feet. It is a single story wooden frame building containing a general merchandise and retail liquor operation. Mr. Shimizu proposes a 15' x 30' wooden-frame addition to house the liquor store and refrigeration equipment. This will

add 450 square feet to the south side of the existing building.

According to the Land Study Bureau, the area consists of bare pahoehoe having an overall productivity rating of "E" or very poor. The slope is 0-10 percent, and the rainfall is in the 60-90 inch range. Elevation is about 1,100 feet. Public utilities, including an 8-inch waterline are located along the highway. The County General Plan proposes industrial use for the area, while its present zoning is Ag-1 acre.

Analysis

Staff evaluation of the request finds that it substantially meets the guidelines for an unusual and reasonable use in the Agricultural District, since:

1. The use would not adversely affect surrounding property since the present use is a general retail store and will remain the same.
2. The use would not unreasonably burden public agencies since all required facilities and services are presently available.
3. The land upon which the proposed use is sought is unsuited for the uses permitted within the District.

4. The use would not substantially alter the essential character of the land and its present use.
5. The strict enforcement of the regulations would result in practical difficulties and unnecessary hardship which are inconsistent with the intents and purposes of the Land Use Law, as there are no facilities within a reasonable distance that provide the services proposed. It is noted that the nearest Urban District where these services are normally located lies over 3 miles from the area under consideration.

Recommendation

Therefore, on the bases of the above findings, it is recommended that the special permit application be approved subject to the County's conditions.

STATE OF HAWAII
DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT

P. O. Box 2359
Honolulu, Hawaii 96804



SP70-78

SHIMIZU

Expansion of
Retail Store

Notification of Special Permit Application
SP70-78 Samuel K. Shimizu
TMK 8-3-10:25

Due to the nature of our information, we are unable to comment on the specific suitability of the lands for expansion of an existing store.

The area surrounding it consists mostly of almost bare pahoehoe used for growing coffee or is thickly covered by grass and brush. The slope range is 0-10 per cent, and the terrain is undulating. Median annual rainfall is in the 60-90 inch range. Elevation is near 1,100 feet. Overall productivity is E.

5/26/70

JOHN A. BURNS
GOVERNOR



4185
FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PMN 7.1282

May 26, 1970

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

28, 1970

Dear Mr. Duran:

We have no comments for or against the following special permit applications:

SP 70-76, County of Maui
(Pukalani Fire Station)

SP 70-78, Samuel K. Shimizu

SP 70-79, Yamada & Sons, Inc.

We appreciate the opportunity given us to comment on these applications.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul H. Arizumi".
PAUL H. ARIZUMI
Property Management Officer

May 25, 1970

Mr. Samuel K. Shimizu
Honaunau
Hawaii, HI

Dear Mr. Shimizu:

The Land Use Commission next meets at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on June 12, 1970.

At that time your application for a special permit (SP70-78) will be reviewed.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

MAY 18 1970

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-78 - SAMUEL K. SHIMIZU

Please be advised that a special permit application has been filed with the Land Use Commission to allow the expansion of an existing store on parcel 25, TMK 8-3-10. This property is generally located at Honaunau, South Kona, on the island of Hawaii. The County Planning Commission approved this request on April 23, 1970.

An action meeting on this application is tentatively scheduled for June 3, 1970, in the County of Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the meeting.

Should you desire additional information, feel free to contact this office.

Very truly yours,



RAMON DURAN
Executive Officer

Harold Hostetler
The Honolulu Advertiser
P. O. Box 3110
Honolulu 96802

Toni Withington
Honolulu Star Bulletin
P. O. Box 3350
Honolulu

Hawaiian Telephone Co.
Business Research Dept.
Seventh Floor
Pioneer Towers
Honolulu 96813

James Edington
Facilities Branch
Dept. of Education
1712 South King St.
Honolulu 96814

Karl Steinwascher
Hawaiian Electric Co., Inc.
P. O. Box 2750
Honolulu 96803

George Tokuyama
Research & Statistics Office
Dept. of Health
1250 Punchbowl St
Honolulu 96813

Richard Knobel
Sierra Club
Box 518
Haleiwa 96712

Mrs. Lily Wong
South County Pres.
Hawaii Farm Bureau Federation
547 Halekauwila St.
Rm. 217
Honolulu 96813

Dr. Fujio Matsuda
Dept. of Trans.
869 Punchbowl St.
Honolulu 96813

Dr. Harold L. Baker, Director
LSB
2065 South King St.
Honolulu 96814

Robert Wenkam
1372 Kapiolani Blvd.
Honolulu 96814

AGENDA MAILING LIST FOR COUNTY OF HAWAII

Richard Penhallow
Hawaii Assoc. of Soil &
Water Conservation Dist.
Kamuela, Hawaii

Robin Covers
News Director
Hawaii 8-50
P. O. Box 1497
Hilo, Hawaii 96720

Editor
Hawaii Tribune Herald
Hilo, Hawaii

Bob Value
Kona Times
P. O. Box 675
Kailua, Kona, Hawaii 96740

Paul Nishimura
General Manager
West Hawaii Today
P. O. Box 761
Kealahou, Hawaii 96750

Hawaii Island Chamber of Comm.
94 Waianuenue
Hilo, Hawaii

Kona Chamber of Commerce
Box 635
Kailua, Kona, Hawaii

Board of Water Supply
County of Hawaii
25 Aupuni St.
Hilo, Hawaii 96720

Tax Office
75 Aupuni St.
Hilo, Hawaii 96720

John Farias, Director
Economic Development
Hilo, Hawaii

Don Reeser
Hawaii Representative
Sierra Club
P. O. Box 65
Hawaii Volcanoes National
Park, Hawaii

Mrs. Eileen Memory, Realtor
Suite 310
305 Royal Hawaiian Ave.
Honolulu 96815
(agenda re: Kona lands)

Leslie E. L. Wung
1584 Kilauea Ave.
Hilo, Hawaii

Goro Inaba
Holualoa
Kona, Hawaii

Mr. George Shimizu, Chairman
Kona SWCD-10
Kealahou, Hawaii 96750



STATE OF
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

WILBERT H. S. CHOI
Commission Chairman

Goro Inaba
Vice Chairman

RAMON DURAN, AIP, ASLA
Executive Officer

COMMISSION MEMBERS
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Eddie Tangen
Leslie E. L. Wung
Tanji Yamamura
Shiro Nishimura

Handwritten initials in red ink.

Notification of Special Permit Application

SP70-78 - SAMUEL K. SHIMIZU

Please be advised that a special permit application has been filed with the Land Use Commission to ~~construct and operate a~~ allow the expansion of an existing store on parcel 25, TMK 8-3-10. This property is generally located at Honaunau, South Kona, on the island of Hawaii. The County Planning Commission approved this request on April 23, 1970.

~~*An action meeting by the Land Use Commission will be held on this application sometime between _____ and _____~~

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties. We will notify you of the exact date, time, and place of the meeting.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

*An action meeting on this application is tentatively scheduled for June 5, 1970, in the County of Hawaii

May 1 to June 15
SKed = June 5

Applicant Samuel K. Shimizu
Date of Public Hearing April 2, 1970
Date of Decision April 23, 1970
Meeting Place County Council Room
Date Decision and Findings Forwarded
to LUC April 27, 1970

County of Hawaii
County Planning Commission

RECEIVED
MAY 1 1970

State of Hawaii
LAND USE COMMISSION

SPECIAL PERMIT

SP 70-78

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

.232-acre parcel of land located in Keei 2nd, South Kona

for the following purpose(s):

To allow expansion of an existing store

Copy 10,000 of

The Commission decided to: Recommend Approval of special permit application. on the basis of the following findings:

1. That non-conforming use already exists.
2. That the proposed expansion will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.
3. The area contains urban characteristics and our General Plan revision studies indicate no conflict inasmuch as surrounding GP designation is Medium Density Urban.

subject to the following conditions:

1. That the proposed expansion be basically as represented on plan submitted.
2. That construction begin within one year of the approval by the State Land Use Commission should that body approve the application or the permit shall be declared void.

(Signed) Anthony B. Vesato
Chairman, Planning Commission

cc Samuel K. Shimizu

RECEIVED

26, 1970

LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

April 23, 1970

The Planning Commission met in regular session at 1:32 p.m., in the County Council Room, County Building, with Chairman Anthony C. Veriato presiding.

| | | | |
|----------|--------------------|---------|----------------------------|
| PRESENT: | Anthony C. Veriato | ABSENT: | O. W. Efurd |
| | Masayuki Kai | | Mauricio Valera, Jr. |
| | Shigeji Kawasaki | | Akira Fujimoto, Ex-officio |
| | Ed C. Watt | | Member |
| | Skippy T. Yasutake | | Edward Harada, Ex-officio |
| | Donald S. Tong | | Member |
| | Glenn T. Miyao | | |

Albert Jeremiah, Jr., Deputy Corporation Counsel
Richard Masuda, Public Works
Ted Tanaka, Public Works

and approximately 15 persons in public attendance

MINUTES

The minutes of the special meeting held on April 2, 1970 were accepted as presented and placed on file on a motion by Mr. Kai, seconded by Mr. Yasutake and carried.

REPORT
DECISION APPEAL OF
PLANNING COMMISSION

The Chairman next read the letter of April 14, 1970 from the Planning Director and sent to Mr. Cyril Kanemitsu, attorney for James W. Whittall on the appeal from the decision of the Planning Commission as follows:

"Your petition appealing the decision of the Planning Commission on the variance application of James W. Whittall has been duly received on April 13, 1970.

"This matter will be presented to the Board of Appeals of the Planning Department for a hearing at its regular meeting of April 21, 1970 commencing at 1:30 p.m. in the Highway Safety Council Conference Room located on the first floor, Punaend of the County Building.

"The presence of a representative will be appreciated in order that all questions which may be raised relative to the request may be clarified."

Mr. Yasutake moved to accept the report and the communication and requested that it be placed on file. The motion was seconded by Mr. Kai and adopted unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
SAMUEL K. SHIMIZU
KEEI, SOUTH KONA

A public hearing was held at its last meeting on the application of Samuel K. Shimizu for a special permit to allow the expansion of an existing store on a .232-acre parcel of land located on the makai side of the Mamalahoa Highway, approximately 1700 feet south of Honaunau School in Keel 2nd, South Kona.

The Chairman called for staff presentation.

The public hearing was held on April 2 and according to the State Land Use regulations, the decision is to be rendered not earlier than 15 days after the public hearing. The Staff Planner again described briefly on the background as given at the public hearing.

The Chairman inquired how long this store has been in existence.

The Staff Planner replied prior to the creation of the Planning Commission.

The Chairman asked whether the population expansion or the increase in business is requiring the extension for ultimate use by the owner.

The Staff Planner read the letter from the applicant as follows:

"Gentlemen:

"I, Samuel K. Shimizu, operator of retail general merchandise and retail liquor store, make an application for a permit to make liquor room addition to my present store building.

"My present liquor room is 5' x 15' and does not have enough space for liquor storage and installation of ice cold cooling equipment so I would like to make an addition of 15' x 30' on the south side adjoining the present building.

"Thanking you for your consideration and approval."

The Staff Planner explained that during their field trip, it was noticed that there are walking traffic along the highway because of the school in the vicinity and there is only one general store in the area.

The Chairman commented that there is contemplated change in the General Plan for Kona and wondered if there were any potential for change to another designation for the Keel area.

The Staff Planner explained that this appears to be an area for a justifiable change to Commercial, and the General Plan presently indicates for urban development, so the staff finds no real conflict there.

The Chairman next called for staff recommendation.

The Staff Planner recommended for approval of the special permit application on the basis of the following findings:

1. That nonconforming use already exists.
2. That the proposed expansion will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.
3. The area contains urban characteristics and our General Plan revision studies indicate no conflict inasmuch as surrounding General Plan designation is Medium Density Urban.

The Staff further recommended that the approval be granted with the following conditions:

1. That the proposed expansion be basically as represented on the plan submitted.
2. That construction begin within one year of the approval by the State Land Use Commission should that body approve the application or the permit shall be declared void.

Mr. Kawasaki moved that an approving recommendation for the special permit be sent to the Land Use Commission with the conditions as stipulated and recommended by the staff. The motion was seconded by Mr. Kai and passed unanimously.

PLANNING COMMISSION

Planning Department
County of Hawaii

April 2, 1970

A regularly advertised public hearing, on the application of Samuel K. Shimizu, was called to order at 7:08 p.m., in the Cafetorium of the Honokaa High and Elementary School, Hamakua, Hawaii, by Chairman Anthony C. Veriato.

PRESENT: Anthony C. Veriato
O. W. Efurd
Shigeji Kawasaki
Mauricio Valera, Jr.
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Arthur Isemoto, Public Works

and approximately 25 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Keei 2nd, South Kona, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Cafetorium of the Honokaa High & Elementary School, Honokaa, Hamakua, Hawaii, State of Hawaii at 7:00 p.m., April 2, 1970 to consider the application of Samuel K. Shimizu, owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the expansion of an existing store on a .232-acre parcel of land. The proposed expansion will be located on the makai side of the Mamalahoa Highway, approximately 1700 feet south of Honaunau School in Keei 2nd, South Kona, Hawaii, and covered by Tax Map Key 8-3-10:25.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ANTHONY C. VERIATO
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: March 23 and 31, 1970)

CHAIRMAN: We have a public hearing scheduled for 7:00 p.m. We will divert from the New Business on the preliminary hearing and take up the issue of the application of Samuel K. Shimizu for a special permit to allow the expansion of an existing store on a .232-acre parcel of land located on the makai side of the Mamalahoa Highway, approximately 1700 feet south of Honounau School in Keel 2nd, South Kona. (The Chairman read the public hearing notice in its entirety.)

Staff presentation please.

YOSHIMURA: Mr. Chairman and members of the Commission. The staff background is as follows: the applicant Samuel K. Shimizu is requesting for a special permit with the Land Use Commission for his property containing 0.232 acre to allow expansion of an existing store. Subject location is makai side of Mamalahoa Highway, approximately 1,700 feet south of Honounau School in Keel 2nd, South Kona. The existing land use for that particular site is right now the site has an existing store.

The surrounding land uses within 750 feet is as follows: this is the presentation map located in South Kona (indicated on the map) a .232 acre of a triangular piece of land and a large map shows this is the highway fronting the site. This is the existing store and the special permit for an expansion on the south side of the store. The land uses are as follows: surrounding this area to the north - there are dwellings and coffee, to the south within 750 feet - dwellings also and a poi factory, to the east - dwellings and a service station and coffee land again and to the west - dwellings and coffee. The basic in this area is predominantly coffee land with single-family dwellings. The General Plan for this area presently is Industrial. State Land Use designation is Agricultural and the County zoning is Agricultural 1 acre. As shown on the map in light green area is Agricultural 1 acre of which this property is located. The other dark green area is Agricultural 5 acres, which is in relation to this property across the street and toward the east, south and west.

The highway is 60 feet in width with a 20-foot pavement. Water system in this area shows an 8-inch line along the highway with electrical power and telephone also located along the highway. There is no public sewer system and sewage disposal is through cesspool. And that, Mr. Chairman, ends the background. Is there any question?

CHAIRMAN: Any question from the Commissioners?

Is Mr. Shimizu here to give testimony on his behalf?

Is there anyone present that wants to give testimony against the proposal?

If not, what is the pleasure of the Commissioners?

EFURD: Mr. Chairman.

CHAIRMAN: Yes.

EFURD: I move that the public hearing be closed and the matter be taken under advisement.

CHAIRMAN: Any second.

KAWASAKI: I second.

Permanent Record
SOUTHWORTH CO.
75% COTTON CONTENT

CHAIRMAN: The vote is on the motion to move that the public hearing be closed; however, I would like to remind the Commissioners on the special permit that we cannot act within 15 days after the public hearing, so, we just have to take this into consideration and act upon it later. Okay, we will act now on the motion as presented by Mr. Efurd. All those in favor say aye to close the public hearing and take the matter under advisement.

MEMBERS: Aye.

CHAIRMAN: Oppose, say no. Motion carried.

The public hearing was adjourned at 7:16 p.m.

Respectfully submitted,

Lei A. Tsuji

(Mrs.) Lei A. Tsuji, Secretary

A T T E S T :

Anthony C. Veriato

Anthony C. Veriato, Chairman
Planning Commission

Permanent Record
SOUTHWORTH CO.
75% COTTON CONTENT

COUNTY OF HAWAII
COUNTY PLANNING COMMISSION

HILO, HAWAII

'69 SEP 25 PM 2 10

PLANNING DEPT.
COUNTY OF HAWAII

FOR OFFICIAL USE ONLY

Date Petition and fee received by
Commission _____
Date Petition is scheduled for public
hearing _____
Date Commission took action and its
ruling _____

APPLICATION FOR VARIANCE

(I) (WE) hereby request approval of a variance to use certain property located at
Honaunau, S. Kona in accordance with provisions of Section 13 F
of Ordinance No. 63 for the following described purpose:

Addition to existing store as per drawings submitted.

Description of property: Tax Key: 8-3-10-25

Petitioner's interest in subject property: Owner

Petitioner's reason(s) for requesting variance:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are special or unusual circumstances applying to the subject property, building, or use which do not generally apply to surrounding property or improvements in the same district; 2) that said special or unusual circumstances exist either to a degree which deprives the owner or applicant of substantial property rights which would otherwise be available or to a degree which obviously interferes with the best use or manner of development of the subject property; 3) that the granting of the variance will not constitute a grant of personal or special privilege inconsistent with the limitations upon other properties under identical district classification; 4) that the granting of the variance will not be inconsistent with the general purpose of the district or the intent and purpose of this ordinance, will not militate against the County Plan and will not be materially detrimental to the public welfare nor will it be injurious to improvements or property rights related to property in the near vicinity.

Re: Attached written request with drawings.

The application shall be accompanied with a deposit of \$ 100.00 dollars to cover publication and administrative costs and a map of the area proposed for change.

Signature Samuel T. Shimizu
Address Honaunau Hawaii
Telephone 328 2762

This space for official use

The property is situated in a(n) _____ district.

REMARKS:

SEP 25 PM 2 30

Box 298, Honaunau, Hawaii,
September 22, 1969.

PLANNING DEPT.
County of Hawaii,
County Planning Commission,
Hilo, Hawaii.

Gentlemen:

I, Samuel K Shimizu, operator of retail general merchandise and retail liquor store, Tax Key 8-3-10-25, make an application for a permit to make liquor room addition to my present store building.

My present liquor room is 5' x 15' and does not have enough space for liquor storage and installation of ice cold cooling equipment so I would like to make an addition of 15' x 30' on the south side adjoining the present building.

Thanking you for your consideration and approval,
I am

Yours very truly,
Sam K Shimizu Store
By Samuel K Shimizu
owner

15
30
450