

Action

Sep 5 to Oct 20

SP75-220 - ROY SANTANA/B.P. BISHOP ESTATE (KONA)

October 20, 1975

Mr. Roy Santana
Roy Santana/B. P. Bishop Estate
R. R. 1, Box 450
Captain Cook, Hawaii 96704

Dear Mr. Santana:

The original of the attached letter is on file
in the office of the Hawaii Planning Department, 25
Aupuni Street, Hilo, Hawaii.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

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.

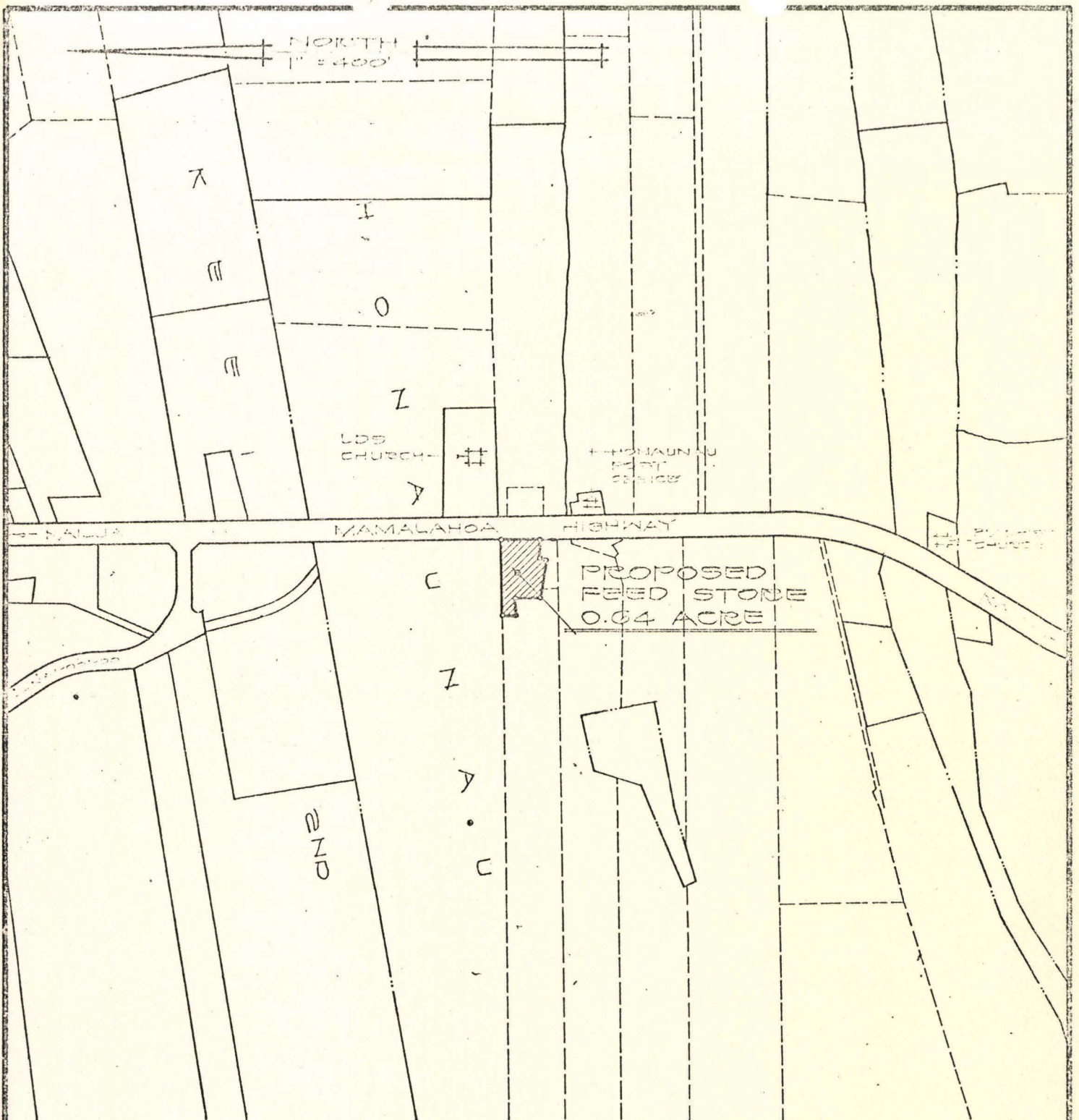
A copy of the staff memorandum is enclosed for your information.

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.



SPECIAL PERMIT REQUEST
 OPERATION OF AN ANIMAL FEED STORE
 HONAUNAU, SOUTH KONA, HAWAII
 TAX MAP KEY : 8-4-06 : 53
 PERMIT REQUEST BY : ROY R. SANTANA /
 B.R BISHOP ESTATES

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-220 - ROY SANTANA/B. P.
BISHOP ESTATE
PLACE Conference Room 3
State Capitol, Honolulu, Hi.

DATE October 17, 1975

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
<u>DUKE, CHARLES</u>	✓			4/1
<u>WHITESELL, CAROL</u>	✓			
<u>OURA, MITSUO</u>	✓			
<u>MACHADO, COLETTE</u>	✓			
<u>YAMAMURA, TANJI</u>	✓			
<u>V.C.</u> <u>SAKAHASHI, STANLEY</u>	✓			
<u>CARRAS, JAMES</u>	✓			
<u>YANAI, EDWARD</u>				✓
<u>Ch.</u> <u>TANGEN, EDDIE</u>	✓			

Comments:

App w/ County's Cond.
I move that the special permit be approved subject to the conditions imposed by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

October 17, 1975 - 10:00 a.m.

Conference Room 3, State Capitol
Honolulu, Hawaii

Approved
DEC 12 1975

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanely Sakahashi, Vice Chairman
James Carras
Colette Machado
Mitsuo Oura
Carol Whitesell
Tanji Yamamura
Edward Yanai

COMMISSIONER ABSENT: *Charles Duke

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Michael Marsh, Dep. Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

*Commissioner Duke joined the proceedings at 5:45 p.m.

The meeting was called to order by Chairman Tangen. He announced that if there were no objections, items 1 and 2 on the agenda will be consolidated since they dealt with the same subject matter.

ACTION

APPLICATIONS BY GROSVENOR-INTERNATIONAL (HAWAII), LTD. (SP75-216 & SP75-217) FOR SPECIAL PERMITS TO CONSTRUCT AND OPERATE A PRIVATE SEWAGE TREATMENT SYSTEM AND A PRIVATE WATER SYSTEM, AT MALAEKAHANA, KAHUKU, OAHU

It was announced by Chairman Tangen that the requests being considered by the Commission today are for the construction of a sewage treatment system and a water system in the Agricultural District, although testimony will not be restricted solely to these two matters as the Commission was aware of the major issues and far-reaching ramifications of these proposed facilities. The Chair requested that the testimony be kept short. He emphasized that the issue before the Commission was not one of whether a park was more appropriate at Malaekahana, but rather one of whether the proposed facilities were reasonable and unusual uses within the Agricultural District.

cemetery, and due to its prematurity, the Special Permit application be denied. Commissioner Carras seconded the motion and the Commissioners were polled as follows:

Ayes: Commissioner Yamamura

Nays: Commissioners Oura, Carras, Duke, Whitesell, Sakahashi Machado

Chairman Tangen explained that a negative vote meant that one favored approval of the Special Permit, since there was some confusion among the Commissioners. The Chairman then called on Mr. Leong to poll the Commissioners over again.

Ayes: Commissioners Carras, Duke, Whitesell, Chairman Tangen

Nays: Commissioners Oura, Sakahashi, Yamamura, Machado

Absent: Commissioner Yanai

The motion did not carry.

Commissioner Carras moved to approve the Special Permit which was seconded by Commissioner Oura. The Commissioners were polled as follows:

Ayes: Commissioners Yamamura, Oura, Sakahashi, Machado

Nays: Commissioners Duke, Carras, Whitesell, Chairman Tangen

Absent: Commissioner Yanai

The motion failed to carry.

APPLICATION BY ST. BENEDICT'S CATHOLIC CHURCH (SP75-219) TO CONSTRUCT AN ALL PURPOSE PARISH HALL AT HONAUNAU, S. KONA, HAWAII

Since there was no one in the audience, Mr. Furutani summarized the staff memo for the Commissioners.

Commissioner Carras moved to approve the Special Permit as recommended by the county, subject to the conditions imposed by the Hawaii County Planning Commission. It was seconded by Commissioner Duke and unanimously carried.

✓ APPLICATION BY ROY SANTANA/B. P. BISHOP ESTATE (SP75-220) TO EXPAND AN EXISTING GOLF COURSE AT HONAUNAU, S. KONA, HAWAII

The staff memo was summarized by Mr. Leong.

Vice Chairman Sakahashi moved to grant the Special Permit subject to the conditons imposed by the County Planning Commission. The motion was seconded by Commissioner Machado and unanimously passed.

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."

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

October 8, 1975

Mr. Roy Santana
Roy Santana/B. P. Bishop Estate
R. R. 1 Box 450
Captain Cook, Hawaii 96704

Dear Mr. Santana:

The Land Use Commission next meets on October 17, 1975
at 10:00 a.m., in the State Capitol, Room #3

At that time the special permit application by Santana/B.P.
Bishop Estate (SP 75-220) to establish an
animal feed store
in the Agricultural District at Honaunau, S. Kona, Hawaii
will be considered.

Should you have any questions regarding this matter, please
feel free to contact us.

Very truly yours

AH SUNG LEONG
Acting Executive Officer

Enclosures - Agenda



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

August 29, 1975

RECEIVED
SEP 5 1975

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application
Roy Santana/B.P. Bishop Estate

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the findings and decision of the County Planning Commission on the above application.

The special permit request was to allow the establishment of an animal feed store within the State Land Use Agricultural District. Property is located along the makai side of Mamalahoa Highway, across from the Church of Latter-Day Saints, Honaunau, South Kona, TMK: 8-4-06:53.

The Planning Commission at a duly advertised public hearing held on July 31, 1975 at the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii, discussed the subject request. The Commission voted on August 28, 1975 to recommend the approval of the special permit to the Land Use Commission 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

Mr. Tatsuo Fujimoto
Page 2
August 29, 1975

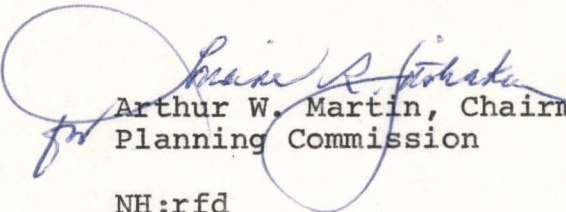
has been used in the past to support agricultural activities. A portion of the building was formerly a coffee mill, and a fish cooperative is located next door. The proposed use is thus a continuance of agricultural support activities and does not alter the essential character of the property from previous 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 also subject to the following conditions:

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.

Should any of the foregoing conditions not be met, the special permit shall be deemed null and void.


for Arthur W. Martin, Chairman
Planning Commission

NH:rfd
Enclosures

cc: B.P. Bishop Estate
Takeshi Kudo
Chief Engineer, Public Works

Roy Santora

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of Aug 28, 19 75

Members	Ayes	Noes	Excused (Absent)	Abstained from Voting
ASAI, Scott H.	✓			
DOMINGO, Takashi	✓			
JITCHAKU, Lorraine	✓			
MARTIN, Arthur W.	✓			
STERLING, Leon K., Jr.	✓			
WATT, Ed C.	✓			

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
August 28, 1975

The Planning Commission met in regular session at 7:00 p.m., at the Sergeant Yano Memorial Hall, Captain Cook, South Kona, with Chairman Martin presiding.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Leon K. Sterling, Jr.
Ed C. Watt

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

Sidney Fuke
Norman Hayashi
Ilima Piianaia

David Murakami, Public Works

and about 20 people in attendance.

MINUTES

Minutes of August 13, 1975 were approved as circulated.

UNFINISHED BUSINESS

LAND USE COMMISSION
SPECIAL PERMIT
HUALALAI MEMORIAL PARK, INC.
AUHAUKEAE 1st, NORTH KONA

Special permit to allow establishment of a cemetery and a memorial park, including a chapel-office building within the State Land Use Agricultural District.

The property is located along the mauka side of the Old Mamalahoa Highway, approximately 4,000 feet southeast of the Keopu Heights Subdivision, Auhaueke 1st, North Kona, TMK: 7-5-13:26.

Staff presented findings and set forth certain conditions for favorable consideration. Testifying in behalf of the applicant, Sotero Bailado said there were no objections to the conditions outlined by staff.

Commissioner Domingo moved, seconded by Commissioner Sterling, to forward application to the State Land Use Commission with recommendation for favorable action, based on staff findings and conditions for approval.

LAND USE COMMISSION
SPECIAL PERMIT
ST. BENEDICT'S CATHOLIC CHURCH
HONAUNAU, SOUTH KONA

Special permit to allow establishment of an all-purpose parish hall within the State Land Use Agricultural District.

The property is located along the mauka side of the Lower Government Main Road, approximately 1,450 feet north of the City of Refuge Road - Lower Government Main Road junction, Honaunau, South Kona, TMK: 8-4-06:06.

Staff presented findings and stipulated certain conditions for approval. Commissioner Sterling moved to forward application to the State Land Use Commission with recommendation for approval for the reasons and with the conditions set forth by staff. Seconded by Commissioner Domingo, motion carried. (Commissioner Watt attended meeting in time to participate in this discussion and action.)

LAND USE COMMISSION
SPECIAL PERMIT
ROY SANTANA and
B.P. BISHOP ESTATE
HONAUNAU, SOUTH KONA

Special permit to allow establishment of an animal feed store within the State Land Use Agricultural District. The property is located along the makai side of Mamalahoa Highway, across from the Church of Latter-Day Saints, Honaunau,

South Kona, TMK: 8-4-06:53.

Staff presented findings and set forth certain conditions for approval.

Commissioner Sterling moved to forward application to the State Land Use Commission with recommendation for approval based on staff findings and with the conditions stipulated. Seconded by Commissioner Domingo, motion carried.

Special Permit - Roy Santana/B.P. Bishop Estate

The applicant, Roy Santana, is requesting a special permit to allow the establishment of an animal feed store on 0.64 acre of land situated within the State Land Use Agricultural district. The area in question, which is leased from the B.P. Bishop Estate, is located along the makai side of ~~the~~ Mamalahoa Highway across from the Church of Latter-Day Saints and diagonally across from the Honaunau Post Office, Honaunau, South Kona, (TMK: 8-4-06:53).

portion of the on
In requesting the special permit, the applicant intends to utilize *a* ~~a~~ existing building for an animal feed store. The area involved is about 300 square feet in size.

In support of the request, the applicant has stated the following:

"My proposed animal feed store will not only be a service to 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 a reasonable cost."

Pattern
The General Plan Land Use Allocation guide map designates this area for low density urban development. This designation may allow single family residential and ancillary community and public uses. The County zoning designation is Agricultural 1-acre (A-1a).

A Portion of the existing building, as indicated in orange on the presentation map, was used as a coffee mill and was built in 1928. The area to be utilized for a feed store was formerly a service station. Also situated on the property are two (2) single-family dwellings, a building ~~formerly~~ used by the Mil-Ka-Ko Fish Cooperative, and two (2) coffee drying sheds.

On June 12, 1975, the building inspector issued a correction notice to the applicant for building an addition to the existing building without a permit. A field inspection conducted on July 22, 1975, by the Planning Department found that the new addition was built about one (1) foot from the front property line and ten (10) feet from the side property line. The existing canopy encroaches into the road right-of-way. The minimum front yard setback requirement for this property is twenty-five (25) feet, while the side yard setback is fifteen (15) feet. Thus, the new addition encroaches onto the ~~the~~ setback areas.

Surrounding land uses include coffee fields, scattered single family dwellings, the Honaunau Post Office, and the Church of Latter-Day Saints located directly across the Mamalahoa Highway.

The soil type on this parcel is ~~of~~ Kona extremely rocky muck with a 6 to 20% slope. Rock outcrops occupy 25 to 50% of its surface. In a representative profile, the surface layer is very dark brown muck, about 5 inches thick. It is underlaid by Pahoehe lava bedrock, ranging from a depth of 2 to 7 inches. 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 that make them unsuited for cultivation and that restrict their use largely to pasture or range, woodlands, or wildlife.

Mamalahoa Highway, which fronts the subject property, has a right-of-way width of sixty (60) feet with a 20-foot pavement. All essential utilities, including an 8-inch waterline, are available to the area.

With regard to the water situation, the Department of Water Supply commented ^{as} ~~with the~~ following ^{5:} ~~ing~~:

"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."

The Department of Agriculture reviewed the application and had no objection. They stated that the requested use appears to be compatible with the surrounding agribusiness.

All other cooperating agencies had no objections to or comments on the subject request.

RECOMMENDATION: ROY SANTANA/B. P. BISHOP ESTATE

It is recommended that the subject request for a special permit to allow the establishment of an animal feed store within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

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 co-operative 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 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.

It is further recommended that the request be given a favorable recommendation subject to the following conditions:

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 near 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.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.

August 14, 1975

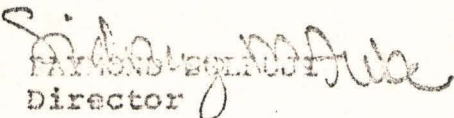
Mr. Roy Santana
R R 1, Box 450
Captain Cook, HI 96750

Re: Special Permit Application
Tax Map Key: 8-4-06:53

This is to inform you that your application will be discussed on Thursday, August 29, 1975 by the Planning Commission at a meeting to be held at the Sergeant Yano Memorial Hall, Captain Cook, South Kona, Hawaii. The meeting is scheduled to begin at 7:00 p.m.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.


Raymond E. Gifford
Director

rfd
Enclosure (agenda)

cc: State Land Use Commission
Takeshi Kudo
Lawrence Cunha
Norman Carlson

AUG 14 1975

August 1, 1975

Mr. Roy Santana
R R 1, Box 450
Captain Cook, HI 96750

Re: Special Permit Application
Tax Map Key: 8-4-06:53

The Planning Commission at its meeting on July 31, 1975, held a duly advertised public hearing on your application for a special permit to allow the establishment of an animal feed store within the State Land Use Agricultural District. The property is located along the makai side of the Mamalahoa Highway, across from the Church of Latter-Day Saints, Honaunau, South Kona.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission will act on such petition not earlier than fifteen (15) days after said public hearing.

We shall notify you when the Commission is ready to take action on your request.



Arthur W. Martin, Chairman
Planning Commission

rfd

cc: State Land Use Commission
Takeshi Kudo
Lawrence Cunha
Norman Carlson

AUG 1 1975

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
July 31, 1975

A regularly advertised public hearing on the application of Roy Santana and B.P. Bishop Estate was called to order at 9:30 p.m., at the Sgt. Yano Memorial Hall in Captain Cook, South Kona, by Chairman Martin.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Leon K. Sterling, Jr.
Ed C. Watt

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

Sidney Fuke
Norman Hayashi
Ilima A. Piianaia
Burke K. Matsuyama
William Moore

Stephen Bess, Corporation Counsel
David Murakami, Public Works

and approximately 110 people in attendance.

CHAIRMAN: Next item is the public hearing on the application of Roy Santana and B.P. Bishop Estate for a special permit to allow the establishment of an animal feed store within the State Land Use Agricultural District. The property is located along the makai side of Mamalahoa Highway, across from the Church of Latter-Day Saints, Honaunau, South Kona, TMK: 8-4-06:53. Staff?

PIIANAIA: (Gave background information and suggested favorable recommendation to the State Land Use Commission with conditions for approval as stipulated.)

CHAIRMAN: Do I understand correctly that this application is really to approve an addition that was made illegally?

PIIANAIA: No, this is to allow an animal feed store in State Land Use Commission agricultural district.

CHAIRMAN: So it says nothing about the addition already made.

HAYASHI: Mr. Chairman, for your information, Article 26, Section 2-L of Chapter 8, Zoning Code, allows variances from lot sizes, setbacks, etc., through the special permit procedure.

CHAIRMAN: I see. Any questions? (pause) Is the applicant or a representative present?

SANTANA: My name is Roy Santana.

CHAIRMAN: Would you like to add anything to the presentation that staff made?

SANTANA: I'm just now finding out about the side building. I didn't know about that. The side building, we added on to the foundation that was already there from the previous service station. They had an oil tanker and when the owner removed the oil tanker, I just put up roof and side walls.

CHAIRMAN: To the foundation?

SANTANA: To the foundation.

CHAIRMAN: You have been using as a feed store already?

SANTANA: We have stock in there and later we found out we need special permit so we shut down.

CHAIRMAN: Thank you, Mr. Santana. Any other questions? (pause) I guess not. Anyone else wish to give testimony in favor or opposed?

ASAI: Mr. Santana, do you lease this land from Bishop Estate?

SANTANA: No, I sublease.

HAYASHI: Land right now is leased to Takeshi Kudo and he is going to sublease from Kudo.

STERLING: Actually as I understand it, Bishop Estate has nothing against your operating a feed store.

SANTANA: That's right.

CHAIRMAN: Anyone else wish to ask any questions?

STERLING: A picture is being circulated has me in it. Mr. Santana was opening his feed store which is stocked, as he says, and I brought in some stock for him from Hilo to save money in transportation and next time he brought in stock for me. That day, I was just unloading from his truck to mine when the Planning Department staff happened to come along and take that picture.

FUKE: Conflict of interest?

STERLING: No, just saving money on freight.

CHAIRMAN: Thank you very much, Mr. Santana. Is there anyone else who would like to present testimony?

KUDO: My name is Takeshi Kudo. That lease in question happens to be my dad's building; and prior to this, that building has been used for coffee milling process and next to that was a grocery store. The small parcel that Mr. Santana is leasing was formerly a service station. There is sufficient parking there and having a feed store will not affect those at all.

CHAIRMAN: Thank you very much, Mr. Kudo. Any other questions?

STERLING: I move to close the public hearing.

DOMINGO: Second the motion.

CHAIRMAN: It has been moved by Commissioner Sterling and seconded by Commissioner Domingo to close the public hearing. All those in favor, say aye.

ALL: Aye.

CHAIRMAN: I declare the public hearing closed.

PUBLIC HEARING CLOSED.

Respectfully submitted,

Ruth F. Dehart
Secretary Pro Tem

A T T E S T:

Arthur W. Martin, Chairman
Planning Commission



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

July 18, 1975

Dear Property Owner: (TMK:

Re: Special Permit - Honaunau, South Kona
Tax Map Key: 8-4-06:53

You are hereby notified that a request for a special permit to establish an animal feed store within the State Land Use Agricultural District has been submitted by Mr. Roy R. Santana.

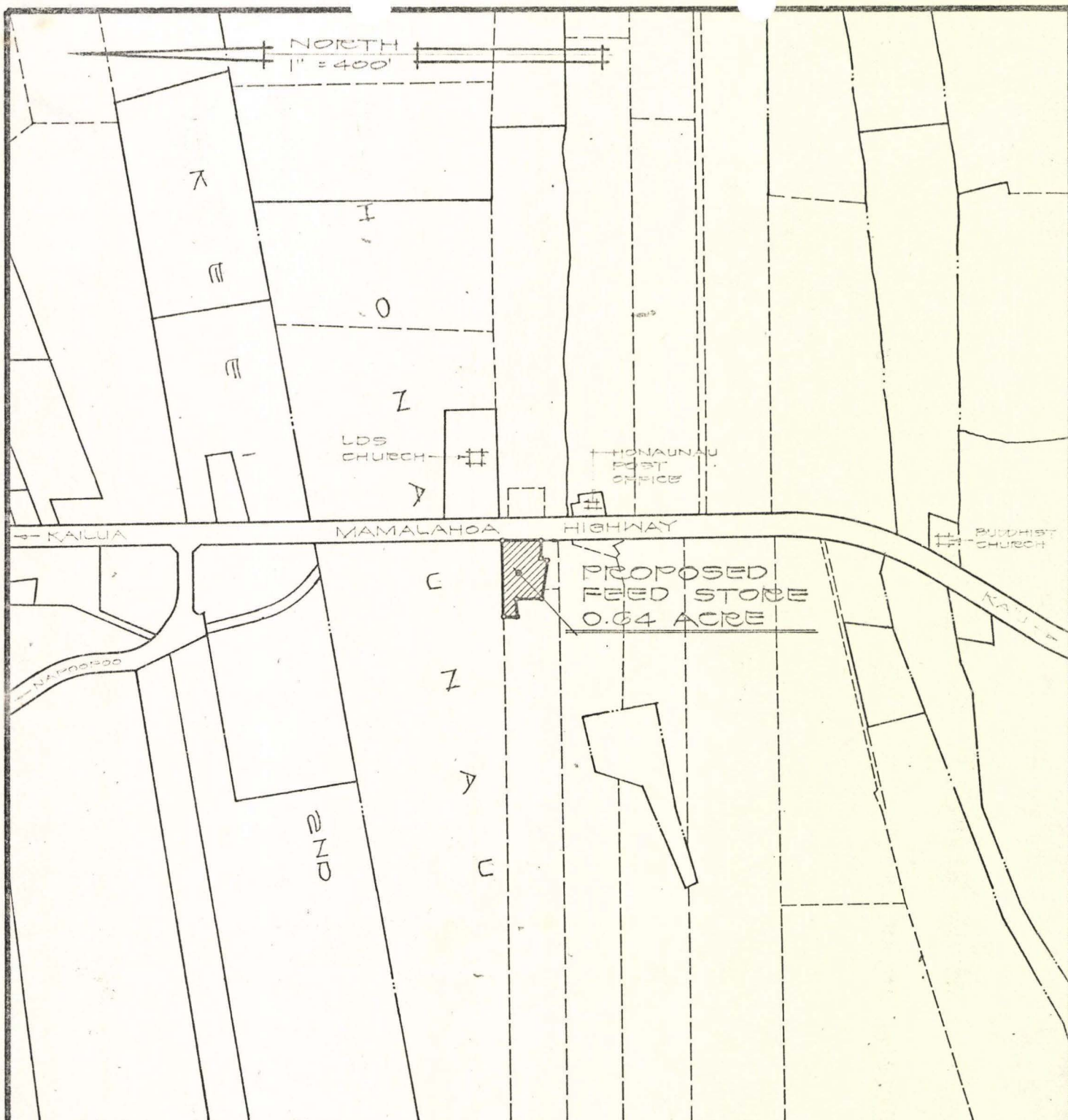
The subject property is located along the makai side of the Mamalahoa Highway, across from the Church of Jesus Christ of Latter-Day Saints.

A public hearing on the subject application, among others, will be held from 7:00 p.m., on Thursday, July 31, 1975, at the Sgt. Yano Memorial Hall in Captain Cook, South Kona, Hawaii.

You are invited to comment on the application at the hearing or to submit written comments prior to the hearing date.

RAYMOND SUEFUJI
Director

rfd
Enclosure (Map)



SPECIAL PERMIT REQUEST

OPERATION OF AN ANIMAL FEED STORE

HONAUNAU, SOUTH KONA, HAWAII

TAX MAP KEY : B-4-06 : 53

PERMIT REQUEST BY : ROY R. SANTANA /
B.R. BISHOP ESTATES

JULY 17, 1975

SPECIAL FEEDLOT
ANIMAL FEED STORE
2-4-06:53 (0.64 AC.)
BISHOP ESTATES

8-4-06:15 BISHOP TRUST ESTATE

2-4-06:13 P.O. Box 3466, HONOLULU 96801

" " " " "

MR & MRS. MASAO GO, BISHOP TRUST ESTATE
17 P.O. Box 3466, HONOLULU, 96801

8-4-06:12 IZU MIKIO, ^{Grand} BISHOP TRUST ESTATE
40 P.O. Box 3466, HONOLULU 96801

~~BISHOP TRUST ESTATE~~
~~P.O. Box 3466, HONOLULU 96801~~

WILLIAM KURASHIGE % [↓] " "
14

LDS CHURCH REAL ESTATE DIV.
38 50 E N TEMPLE RE 500 2095
SALT LAKE CITY UTAH 84150

~~IZU MIKIO~~ BISHOP TRUST ESTATE
P.O. Box 3466, HONOLULU 96801.

July 18, 1975

Mr. Roy R. Santana
RR 1, Box 450
Captain Cook, HI 96704

Re: Notice of Public Hearing
Special Permit Application
Tax Map Key: 8-4-06:53

This is to inform you that your request has been scheduled for a public hearing. Said hearing, among others, will be held at the Sgt. Yano Memorial Hall in Captain Cook, South Kona, on Thursday, July 31, 1975, beginning at 7:00 p.m.

The presence of a representative will be appreciated so that any questions that may arise relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.


RAYMOND SUEFUJI
Director

rfd
Enclosure

cc: State Land Use Commission
Mr. Takeshi Kudo
Mr. Lawrence Cunha
Mr. Norman Carlson Bx 686 Kealahou HI 96750

JUL 18 1975

MEMORANDUM.

JUL 21 1975 ✓

PLANNING DEPARTMENT - County of Hawaii, Hilo, Hawaii 96720

To: Dept. of Health

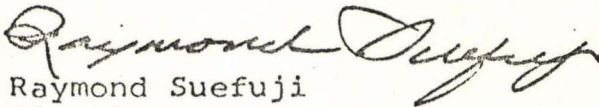
Date: July 16, 1975

From: Planning Director

Subject: Special Permit
TMK: 8-4-06:53
Roy Santana

Attached is an application of Roy Santana for a special permit. Please review and send us any comments within one week from the above date.

Thank you very much.


Raymond Suefuji
Director

NH:lqv
Enclosure

July 31, 1975
Department of Health, Hilo

Storerooms have to be rat-proofed.


ENDRE TOTH, P.E.
Environmental Engineer, Hawaii

HAWAII ELECTRIC LIGHT COMPANY, INC.

P. O. BOX 1027 HILO, HAWAII-96720



July 25, 1975

County of Hawaii
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefūji

Subject: Special Permit

Gentlemen:

We have no comments to the following application
listed below:

Special Permit
Roy Santana
TMK: 8-4-06:53

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jitsuo Niwao".

Jitsuo Niwao, Manager
Engineering Department

JN:bk

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

July 24, 1975

MEMORANDUM

To: Mr. Raymond Suefuji, Director
Hawaii County Planning Department

Subject: Special Permit
TMK: 8-4-06:53
Roy Santana

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.

Thank you for the opportunity to comment.

for Yukio Kitagawa
John Farias, Jr.
Chairman, Board of Agriculture



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HAWAII DISTRICT
50 MAKAALA STREET
P. O. BOX 276
HILO, HAWAII 96720

IN REPLY REFER TO:

HWY-H 75-2,775

July 23, 1975

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: () Change of Zone Application
() Variance Application
() Subdivision Application No.
(X) Special Permit
Roy Santana
TMK 8-4-06:53

We have no objections or comments on the proposed action for the
subject application.

A handwritten signature in cursive script, appearing to read "Chas L. Schuster".

CHAS L. SCHUSTER

HAWAII COUNTY FIRE DEPARTMENT

TO: Mr. Raymond Suefuji, Director
Planning Department

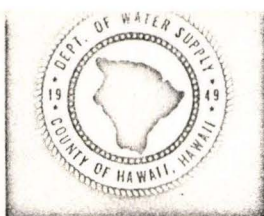
DATE: July 28, 1975

FROM: Inspector Teruichi Kohashi

SUBJECT: Special Permit
TMK: 8-4-06:53
Roy Santana

Fire hydrants are provided, nearest hydrant located 400 feet distant. Kealahakua fire station is 4.5 miles from this proposed feed store.

Teruichi Kohashi
Fire Inspector



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

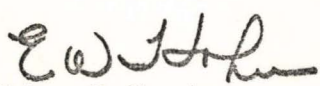
July 23, 1975

TO: Planning Department
FROM: Department of Water Supply
SUBJECT: SPECIAL PERMIT
TMK: 8-4-06:53
ROY SANTANA

Inasmuch as this special permit request 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 service connection.


Akira Fujimoto
Manager


GK

cc: Roy Santana

... Water brings progress...



COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



OUR REFERENCE

YOUR REFERENCE

ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

July 23, 1975

TO : RAYMOND SUEFUJI, PLANNING DIRECTOR
FROM : GEORGE IRANON, INSPECTOR, ADMINISTRATIVE DIVISION
SUBJECT: SPECIAL PERMIT - ROY SANTANA
TMK: 8-4-06:53

The special permit application submitted by Mr. Santana to establish an animal feed store has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested change.



GEORGE IRANON
INSPECTOR

MEMORANDUM:

PLANNING DEPARTMENT

County of Hawaii,

Hilo, Hawaii 96720

To: Tax Office

Date: July 16, 1975

From: Planning Director

Subject: Special Permit
TMK: 8-4-06:53
Roy Santana

Attached is an application of Roy Santana for a special permit. Please review and send us any comments within one week from the above date.

Thank you very much.

Raymond Suefuji
Raymond Suefuji
Director

NH:lqv

Enclosure

*There are no objections to this special permit since
this project feed the community and
economic convenience to the community.*

F. Ouge
7/18/75

RECEIVED
PLANNING
DEPARTMENT
JUL 17 1975

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

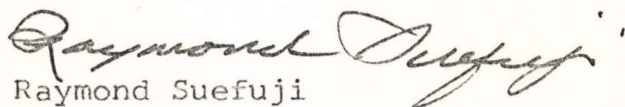
To: DPW, DWS, Highway, Health, Police, Fire,
Soil Conserv., Dept. of Ag., Helco, Tax Office, Corp Cnsl, R&D Date: July 16, 1975

From: Planning Director

Subject: Special Permit
TMK: 8-4-06:53
Roy Santana

Attached is an application of Roy Santana for a special permit. Please review and send us any comments within one week from the above date.

Thank you very much.


Raymond Suefuji
Director

NH:lgv

Enclosure

RECEIPT		Date <u>July 17, 1975</u>	0500
Received From <u>Roy R. Santana</u>			
Address <u>RR #1, Box 450, Capt. Cook</u>			
— <u>One Hundred and 20/100</u> —		Dollars \$ <u>180.00</u>	
For <u>SLUC Special Permit</u>			
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECKS	<u>37</u> <u>50</u> <u>00</u> <u>50</u>
BALANCE DUE		MONEY ORDER	
		By <u>Mary Nara</u>	

8K808 Rediform

Mr. Roy Santana
RR 1 Box 450
Captain Cook, Hawaii 96704

Re: Special Permit
TMK: 8-4-06:53

This is to acknowledge receipt on July 1, 1975 of the above described special permit application.

The County Planning Commission shall conduct a public hearing on the request within a period of not less than thirty (30) nor more than one hundred twenty (120) days from the receipt of the application. The Commission shall then act on the application not earlier than fifteen (15) days after the public hearing but within a reasonable time thereafter.

Notice of the time and place of the public hearing shall be forwarded when the application is scheduled for Commission action.

Should any questions arise, please contact Norman Hayashi or Ilima Piianaia of this department at 961-8288.

Raymond Suefuji

Raymond Suefuji
Director

NH:lgv

cc: Lawrence Cunha
Norman Carlson
Takeshi Kudo

JUL 17 1975

OFFICE OF THE TRUST
KONA BRANCH
P. O. Box 686
Kealahou, Hawaii 96750
Telephone 323-2688
Cable: PAUHI

KAMEHAMEHA SCHOOLS / BERNICE PAUHI BISHOP ESTATE

July 10, 1975

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke

Gentlemen:

Request of Lessee to Operate Animal Feed Store
Lease No. 11,070 - Honaunau Store Lots
Honaunau, South Kona - TMK: 8-4-06-53 (Por.)

Kamehameha Schools/Bishop Estate has been requested by our lessee, Mr. T. Kudo, of captioned property to sub-lease a portion of this lot for the operation of an animal feed store.

We have reviewed the lease in question, inspected the site and have no objection to the requested use.

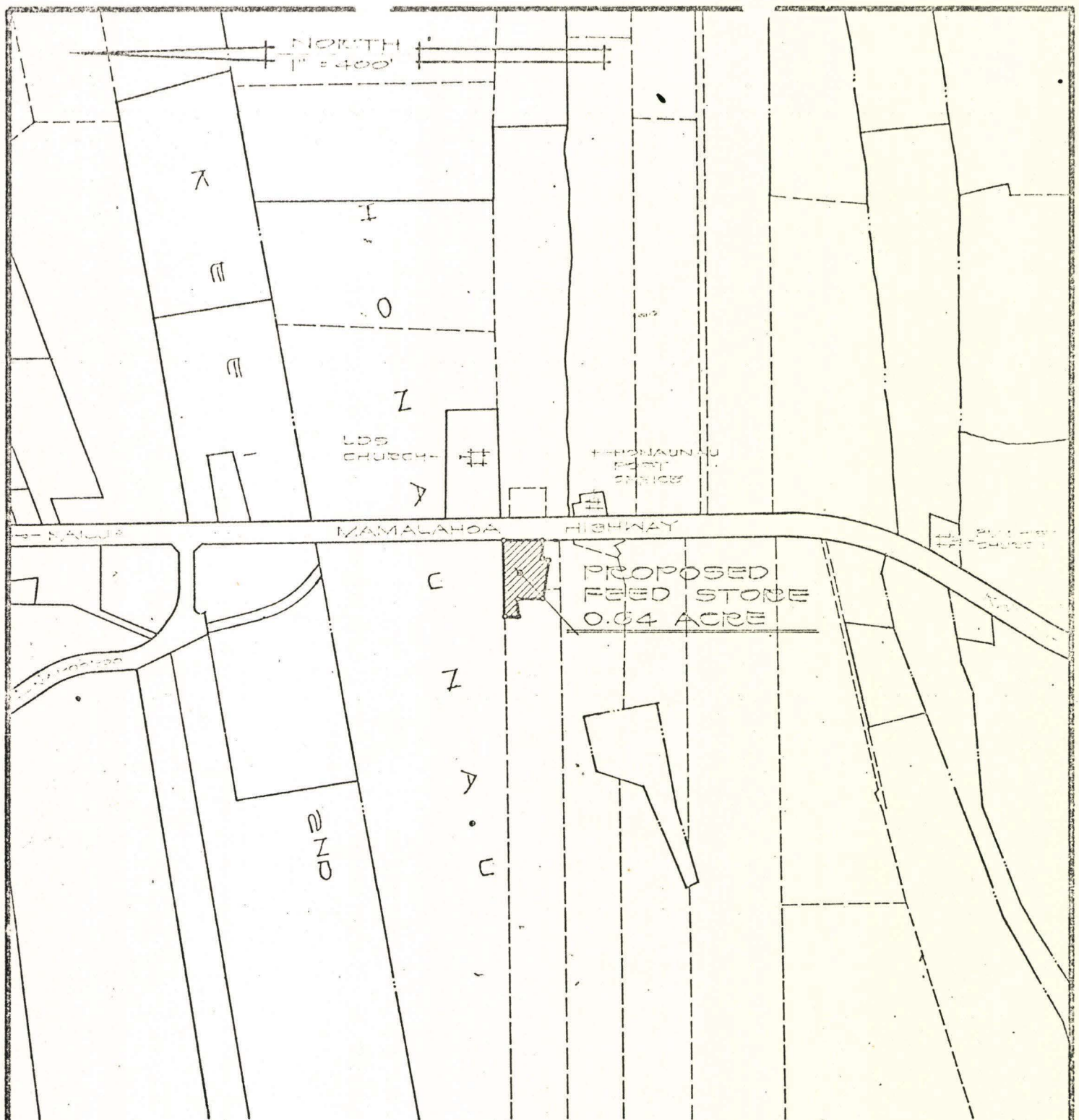
Very truly yours,



Norman K. Carlson
Land Manager

WRS:hs

cc: Mr. Lawrence Cunha
Mr. Roy R. Santana
Mr. T. Kudo



SPECIAL PERMIT REQUEST

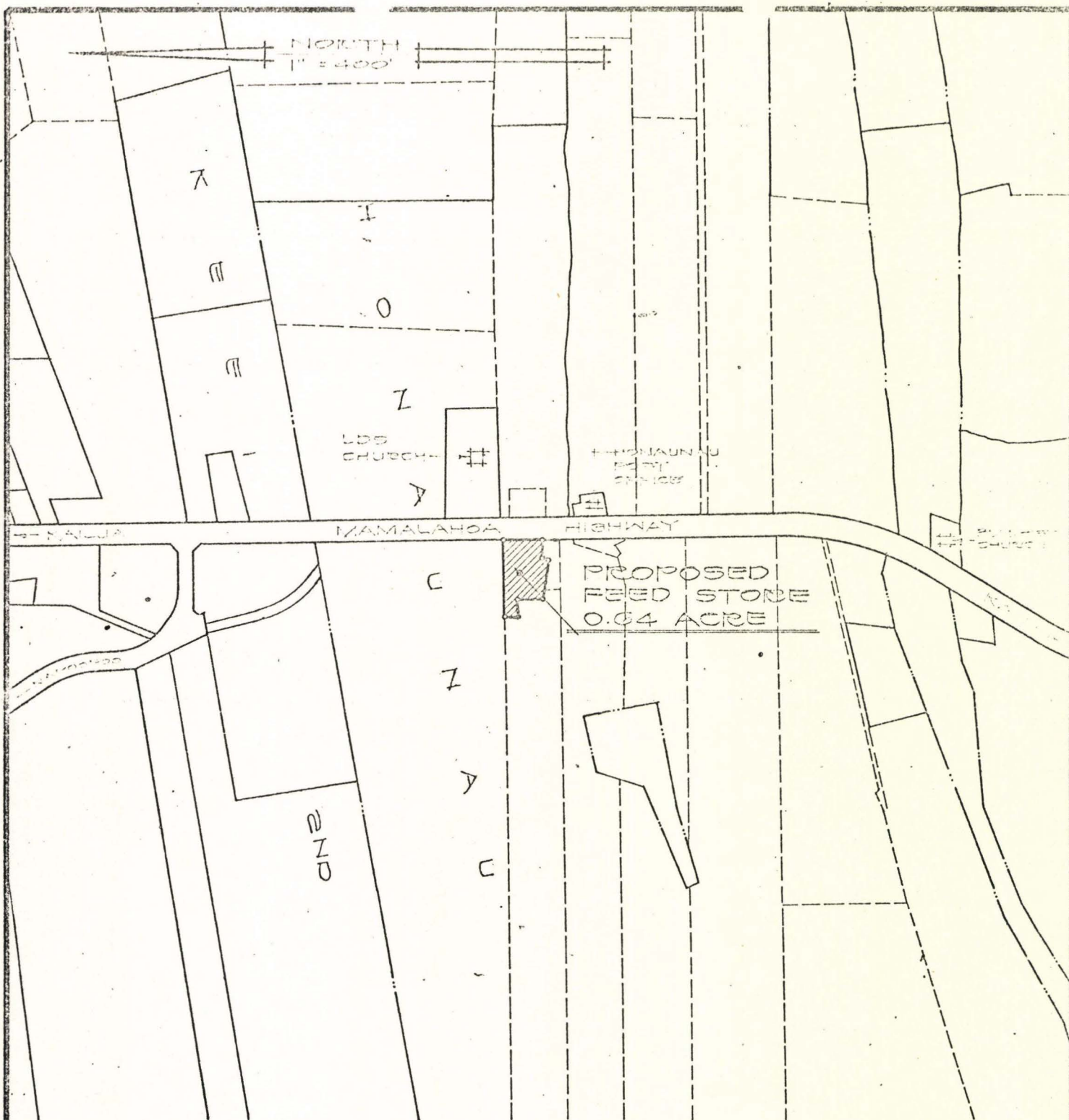
OPERATION OF AN ANIMAL FEED STORE

HONAUNAU, SOUTH KONA, HAWAII

TAX MAP KEY : B-4-06 : 53

PERMIT REQUEST BY : ROY R. SANTANA /
B.R. BISHOP ESTATES

JULY 17, 1973



SPECIAL PERMIT REQUEST OPERATION OF AN ANIMAL FEED STORE

HONAUNAU, SOUTH KONA, HAWAII

TAX MAP KEY : 8-4-06 : 53

PERMIT REQUEST BY : ROY R. SANTANA /
 B.R. BISHOP ESTATES

JULY 17, 1988

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Roy R. Santana

APPLICANT'S SIGNATURE: Roy R. Santana

ADDRESS: R.R. 1 Box 450
Captain Cook, Hi. 96704

TELEPHONE: 328-2044

TAX MAP KEY: 8-4-⁰⁶60-53-26 B AREA: .64 AC $\frac{1}{2}$.54 AC
(Size of Parcel)

OWNER: Bishop Estate

OWNER'S SIGNATURE: _____

APPLICANT'S INTEREST, IF NOT OWNER: Leasee

REQUESTED USE: Animal Feed Store

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: (Please attach)

NOTE: The applicant must show that:

- (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations;
- (b) the desired use shall not adversely affect surrounding properties;
- (c) such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
- (d) unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established;
- (e) the land upon which the proposed use is sought is unsuited for the uses permitted within the district;
- (f) the proposed use will not substantially alter or change the essential character of the land and the present use; and
- (g) the proposed use will make the highest and best use of the land involved for the public welfare.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

For Official Use:

Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

COUNTY OF HAWAII

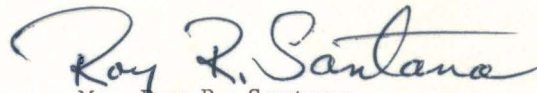
Planning Department - Planning Commission
(Requesting Special Permit)

Gentlemen,

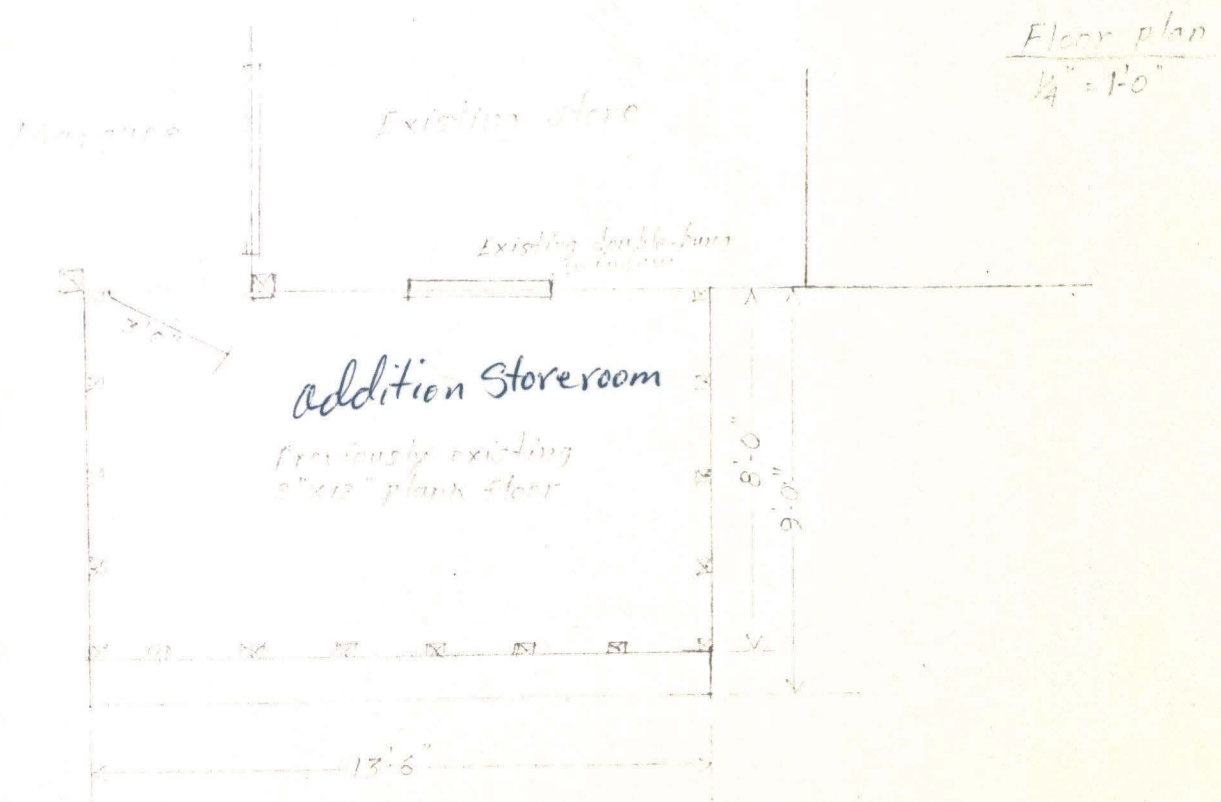
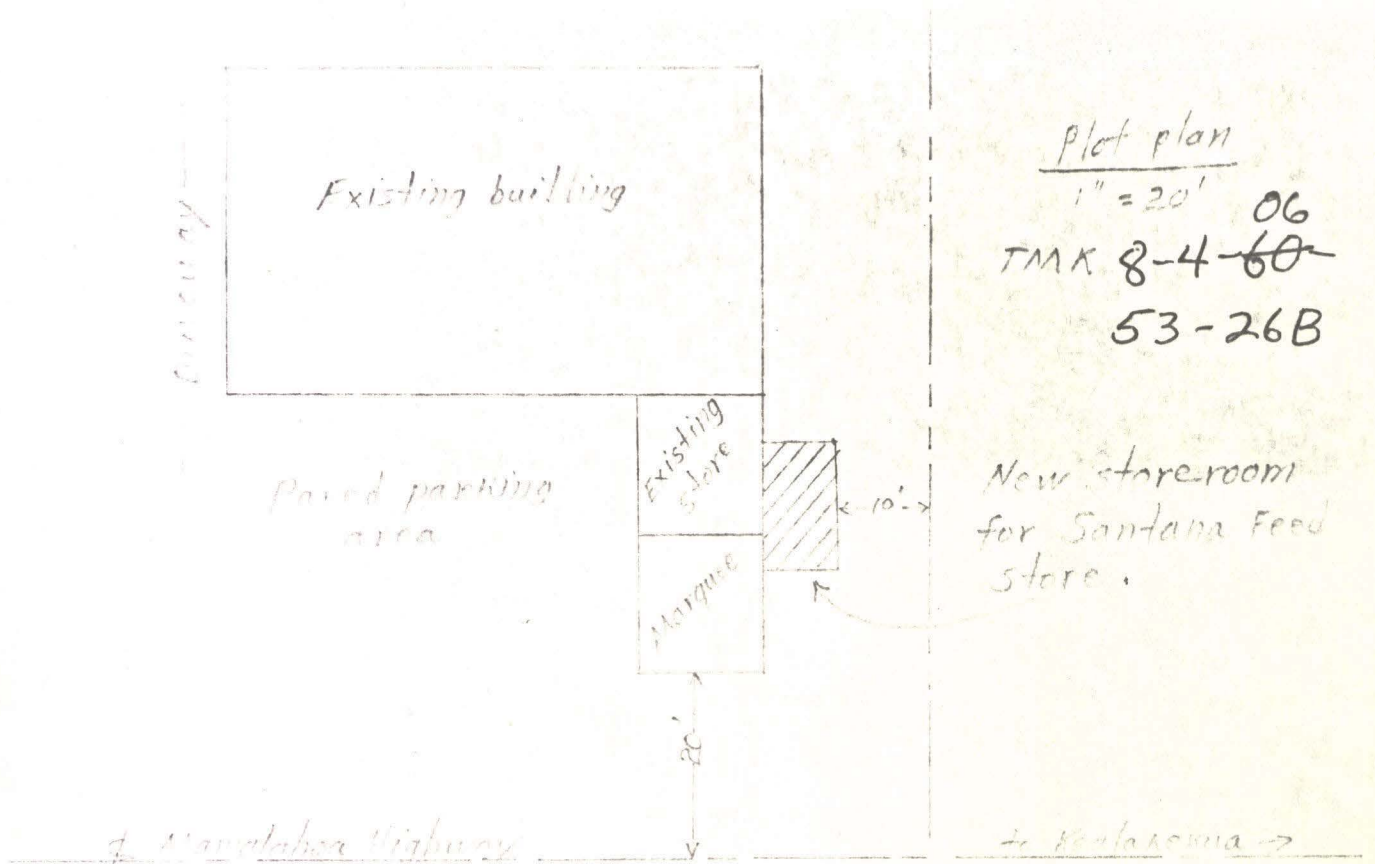
My proposed animal feed store will not only be a service to the community but a needed service as well. The building to be used is ideal, it stands next to a Fish Coop called Mil-ka-ko and was once a operating service station under these conditions there should be no adverse affect on the surrounding 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 a reasonable cost.

Sincerely Yours,
Mahalo

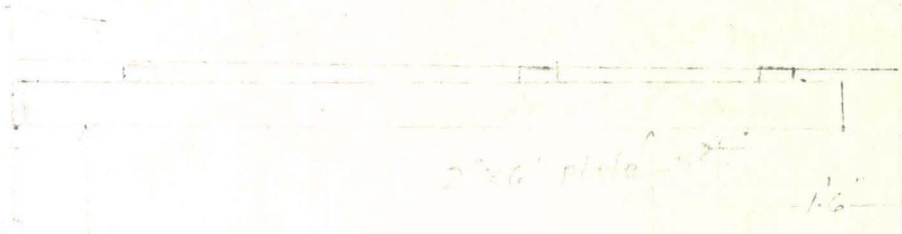


Mr. Roy R. Santana
R.R. 1 Box 450
Capt. Cook, Hi.
96704



addition Store room

Roofing: corr'g. iron
 Purlins: 2"x4"
 Rafters: 2"x6"



2"x6" plate

16'

Roofing
 Purlins

2"x4" studs
 2"x4" joists
 2"x6" rafters

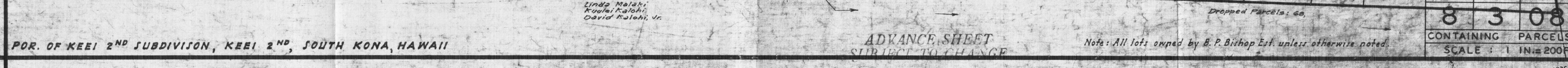
Roofing: 2"x2" corr'g. iron



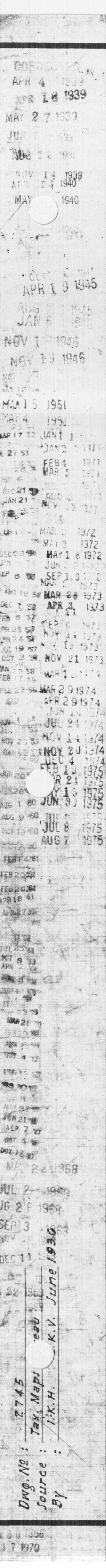
2"x4" joists

16'

Section - 16' x 16'



PRINTED SEP 23 1975

[illegible][illegible]