

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Senate Conference Room 3
Second Floor, State Capitol
Honolulu, Hawaii

Approved
APR 13 1978

December 2, 1977 - 10:00 a.m.

COMMISSIONERS PRESENT: Stanley Sakahashi, Chairman
Charles Duke, Vice Chairman
James Carras
Shinsei Miyasato
Shinichi Nakagawa
Mitsuo Oura

COMMISSIONERS ABSENT: Colette Machado
Carol Whitesell
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Allan Kawada, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

ACTION

SP77-279 - NORTH SHORE CHRISTIAN FELLOWSHIP CORPORATION
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A CHURCH COMPLEX
AT SUNSET BEACH, OAHU

Mr. Daniel Yasui, staff planner, pointed out the location of the subject parcel and oriented its location with various surrounding landmarks, and read the County's recommendations and conditions.

Mr. Yasui offered additional information with respect to access to the property, the uses within abutting and surrounding properties, etc.

Mr. Steve Davis, architect, representing the petitioner, clarified various points which were raised by the Commission in connection with the requested use and other existing activities around the neighborhood.

Vice Chairman Duke moved that the Special Permit be approved, subject to the conditions imposed by the City & County Planning Commission. The motion was seconded by Commissioner Nakagawa and unanimously carried.

SP77-281 - AVIS RENT-A-CAR SYSTEM, INC.
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A CAR RENTAL
OPERATION AT HOOLEHUA, MOLOKAI

The subject parcel was identified on the maps by the staff planner. Mr. Yasui also reported that the Airports Division of the Department of Transportation was presently in the process of engaging the services of a consultant to develop a master plan for the centralization of the car rental operations at the Molokai Airport.

The recommendations of the Molokai Advisory Committee and of the Maui County Planning Commission and conditions imposed by the Planning Commission were presented by Mr. Yasui.

It was reported that although Commissioner Machado was unable to attend the meeting today, she had expressed a wish to add a 6th condition to the subject Special Permit as follows: "That the applicant shall seek the assistance of the Maui County Planning Department and the State Department of Transportation in finding a permanent site which is suitable for both the subject operation and for centralized car rental operations."

Mr. Allan Kawada counselled that there was nothing in the Statutes or the Commission's Rules & Regulations to disallow the consideration of Commissioner Machado's request.

Vice Chairman Duke moved to add condition #6 as recommended by Commissioner Machado to the Special Permit, which was seconded by Commissioner Miyasato and unanimously passed.

Commissioner Nakagawa moved to approve the Special Permit, subject to the conditions imposed by the Maui County Planning Commission and condition #6 as recommended by Commissioner Machado. The motion was seconded by Commissioner Miyasato and unanimously approved.

SP77282 - COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A BASEYARD USE AT
LALAMILO, SOUTH KOHALA, HAWAII

Mr. Furutani, Executive Officer, pointed out the location of the property on the maps and oriented it with various surrounding landmarks. The recommendations and conditions imposed by the Hawaii County Planning Commission were also presented.

In response to a question concerning the "2-year period" for the commencement of the project as conditioned by the County, Miss Ilima Piianaia, County Planner, explained that this had been based on the occasional delays they had experienced in the release of government project funds.

Commissioner Oura moved to approve the Special Permit, subject to the conditions as set forth by the Hawaii County Planning Commission, which was seconded by Commissioner Carras.

Mr. Kawada observed that the nature of the request under the subject application was similar to an earlier Special Permit by Kona Coffee Farmers, wherein a non-conforming use was grandfathered in. At the time improvements were sought to be made on the property, the County had recommended that this be accomplished through a Special Permit application, requesting approval of the non-conforming use to preclude the necessity for a Special Permit for every minor physical improvement, so long as it did not increase the intensity of the use. He also pointed out that there were no specific guidelines for making this kind of determination so that it would have to be at the Commission's discretion.

Vice Chairman Duke agreed that he did not see the necessity for a Special Permit every time someone wanted to repair a roof or change the configuration of an existing building. However, he felt that this matter could be discussed in depth at the workshop meetings which have been planned for the near future.

The Chairman called on the Executive Officer to poll the members on the motion pending before the Commission. The motion was unanimously carried.

SP77-283 - KONA PALISADES ESTATES COMMUNITY ASSOCIATION
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A COMMUNITY RECREATIONAL CENTER AT KALAOA 5TH, NORTH KONA, HAWAII

The location of the property was pointed out by the Staff Planner on the posted maps. The recommendation of the County Planning Commission and conditions imposed therein were also presented.

Mr. Yasui responded to questions raised concerning land ownership, number of dwellings within the subdivision, etc.

Legal Counsel recommended that inasmuch as the petitioner was negotiating for the purchase of the subject land, that an additional condition be imposed to the effect that approval of the Special Permit would be contingent upon the petitioner's acquisition of the property.

Commissioner Carras moved that the Special Permit be approved, subject to the conditions imposed by the Hawaii Planning Commission and the additional condition that the Special Permit approval will be contingent upon the acquisition of the property by the Community Association. The motion was seconded by Vice Chairman Duke and unanimously carried.

ADOPTION OF MINUTES

The minutes of July 14 and July 27, 1977 were approved as circulated.

The meeting was adjourned at 11:15 a.m.