

PLANNING DEPARTMENT  
COUNTY OF HAWAII  
2010 MAR -8 PM 12: 41

**SPECIAL PERMIT APPLICATION**  
**COUNTY OF HAWAII**  
**PLANNING DEPARTMENT**

(Type or Print the requested information)

APPLICANT Daniel Bal dba Waimea Country Wrench

APPLICANT'S SIGNATURE: [Signature] DATE: MAR 7, 2010

ADDRESS: P.O. Box 6905, Kamuela, HI 96743

Street Address of Property: 64-1021 Mamaiahoia Highway

LIST APPLICANT'S INTEREST IF NOT OWNER: Business Licensee

TELEPHONE: (Bus.) 885-7660 (Home) 960-7406 (Fax) 885-7699

REQUEST: Operate Auto Repair Business in existing steel building.

TAX MAP KEY: (3) 6-4-6-1 ZONING: AG 5

AREA OF PROPERTY/AREA OF REQUESTED USE 5 acres / 2 acres

LANDOWNER: Curtis Sylva

LANDOWNER'S SIGNATURE: [Signature] DATE: 3/7/10  
(May be by letter)

LANDOWNER'S ADDRESS: P.O. Box 2108, Kamuela, HI 96743

AGENT: none

ADDRESS: \_\_\_\_\_

TELEPHONE: (Bus.) \_\_\_\_\_ (Home) \_\_\_\_\_ (Fax) \_\_\_\_\_

Please indicate to whom original correspondence and copies should be sent to:

ORIGINAL DANIEL BAL COPIES: CURTIS SYLVA

## Special Permit Application Waimea Country Wrench

- 1) Filing Fee of One Hundred dollars is attached
- 2) Signed original and 20 copies of application and attachments
- 3) **Background Information**

- A) 1) Proposed Use: I am proposing to permit an auto repair business in an existing 5000 square ft steel warehouse, situated on one side of an AG5 lot. There is ample parking but we will limit the number of vehicles to 25. No long term storage of inoperable vehicles or their major components will be allowed under the lease agreement.
- 2) Objective: The existing building is located adjacent to (behind) Napa Auto Parts and also borders HPM's recent expansion. It is an ideal location for an auto repair business which is desperately needed in the Waimea area. The applicant has more than 15 years experience in the auto repair business, holds 14 ASE certifications, and is qualified in all areas of auto repair.
- 3) Reason for Request: Waimea is rapidly urbanizing and has very few choices in the way of auto maintenance and repair. The applicant, through this proposal, can help serve the community's expanding need for auto service besides stimulating Waimea's economy and providing part time jobs.
- 4) Hours of Operation: 8:00 a.m. to 6:00 p.m. Monday - Saturday
- 5) Number of Employees: One at first up to four maximum.
- 6) Clientele: Area residents and ranchers
- B) 1) Description of Subject Property: Parcel is a 5 acre AG lot. The building referred to in this proposal is located on the North end (commercial end) of the property. This is the side closest to Napa and HPM. There is a paved (asphalt) flag drive and parking area in front of the warehouse (see pictures). There is also a residence on the property occupied by the land owner and family. The remainder of the property is planted in grass.
- 2) Existing Uses: The above mentioned building is located on the highway or North side of the lot. The back side of the lot, approximately three acres, is for AG use. The lot is accessed by a 20 ft. flag driveway that runs between Napa Auto Parts and HPM.

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- B) 3) Topography: Generally flat.
- 4) Portions of Use: Front two acres for proposed auto repair business and rear portion of three acres to continue in Ag use.
- C) 1) State Land Use Designation: The main portion of the property is Agricultural while the access road is Urban.
- 2) County Zoning: The main portion of the property is A-5a while the access road is CN-7.5
- 3) General Plan Designation: The project site in this proposal is within the Medium Density Urban designation.
- 4) SMA: Not Within
- 5) Community Development Plans: This proposal supports the goals and objectives of the South Kohala Community Development Plan, which was approved in Nov '08.
- D) Surrounding Zoning is CN-7.5 on the North side and also on the West side for part of the West Boundary. The other portion of the West boundary is zoned FA-3a. The South and East boundaries are zoned A-5a.
- E) Flood Insurance Rate Map (FIRM) Designation: Mostly X, Partial AE. The existing building is not near the AE portion of the property.
- F) Archaeological Resources: None are possible due to heavy mechanical farming activity over the entire lot for the past 20 years. A request to the State Historic Preservation Division for a "no effect" letter was mailed on March 1, 2010.
- G) Floral and Faunal Resources: None are possible due to farming activity over most of the lot for the past 20 years.
- H) Valued Cultural Resources: I am not aware of any Valued Cultural Resources
- I) Public Access: There are no mountain, ocean, or cultural resources nearby.
- J) Description of Access: Lot has a 20 foot "flag" access road to Highway 19 that is paved and in good condition.

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K) Traffic Impacts: Minimal impact. The cars and trucks using this repair facility already exist in the community and are a tiny portion of the traffic on Highway 19.

L) Utilities: Electric, Water, Telephone, and High Speed Internet are avail.

4)

A) Promoting Effectiveness of Chapter 205 and 205A:

Chapter 205 deals with preservation of lands with high agricultural potential. While this property is prime agricultural land it is bordering an existing commercial district and it's future will most likely be commercial. Be that as it may, we are proposing to use an existing building whose use will not effect the Ag use of the remaining three acres of property. Chapter 205A deals with coastal zone management. Since our proposal is in the Waimea area and far from any coast, we would not affect the objectives or policies of Chapter 205A in any way.

B) Adverse Effect on surrounding properties: The surrounding properties to the North are heavily commercial and fully compatible with the proposed use. The adjacent farming would be unaffected. The property is well suited for this business as there is only one neighbor that has visual access to the property. The parking of cars on the property can not be an eyesore if no one can see them. There is one exception. There are two apartments above a commercial warehouse on the adjacent property. There is a view of our yard and parking area from these apartments. I have included a couple of pictures to show the apartments and their view. These are the only neighbors that have a view of the property as there is a six foot berm along the entire East border.

C) Burden to Public Agencies: Since all services and utilities already exist, no unreasonable burden is proposed to any public agency.

D) Unusual Conditions or Trends: The unusual condition is the extremely limited commercial space available for rent at this time and in the foreseeable future. The Trend of the area is rapid urbanization and it is preferable to have auto repair businesses close to major highways and existing commercial districts.

E) The Land is Unsuited for uses permitted: There are no unsuitability issues. The land is suited for it's current use and it's proposed use. We are proposing to use an existing building so allowed uses will not be affected.

F) Change of Character to the Land and Present Use: Since the building has existed on the property for about eight years, there will be little change to the character and present use beyond a sign as permitted by law.

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G) Goals of the General Plan: This proposal fits within the goals of the General Plan for the expansion of the urban area of Waimea. One of the goals we will promote is to increase economic development of the area and another would be to promote land use to serve the community's needs.

H) Unusual and Reasonable Use: This is a reasonable use of this land for the reasons stated above and we think the inevitable use in the near and long term future. The portion proposed for use is currently not used for high agricultural potential as the building already exists. The General Plan lists this land as future commercial.

- 5) 20 copies of letter scale maps are attached.
- 6) A large 24"x36" map is attached.
- 7) A list of names, addresses, and tax map keys of all owners of record within 500 feet of the subject property is attached.
- 8) Applicant understands that other plans or additional information may be requested by the Planning Director to facilitate processing of this request.

10A HIGHWAY - HWY 19

TO HILO →



HPM

NAPA

DE LUZ WOODS

DON'S CHINESE KITCHEN

GOLF SHOP

FORMER SALVATION ARMY

CHAIN LINK FENCE

GRASS

380.00

GRASS

PARKING AREA

SIX FOOT BERM

10,000 SF AREA OF USE

213.92'

PAVED & PARKING AREA

100% OF EXISTING

5,000 SF BUILDING

541.65'

LOT 7

5.043 ACRES

GRASS

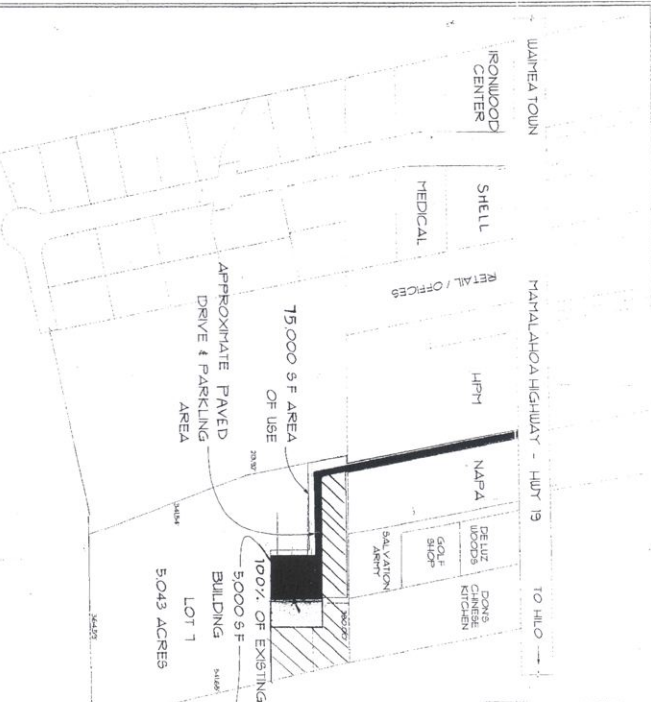
341.54'

364.59'

12'

SITE PLAN

1" = 100'



HANALEI HIGHWAY - HWT 19 TO HILCO



FLOOR PLAN

1/4" = 100'



WAIMEA COUNTRY WRENCH  
SPECIAL USE PERMIT APPLICATION

**HPTI**  
HANEI TRADING SERVICES  
A Division of Hane'i Development, Inc.  
1425 Kalia Road, Suite 201  
Honolulu, Hawaii 96813  
Phone: 808-943-8888  
Fax: 808-943-8889  
www.hpti.com

Owner: CTRM, Inc.  
Contract #: 985-762  
Issue Date: 3-5-70  
Drawn By: JMB  
TMK: 3-6-4-6: 01  
S.P.A. 01

