

# SB 2969

**Measure Title:** RELATING TO SPECIAL MANAGEMENT AREAS.

**Report Title:** Special Management Areas; Development; Single-family Residences

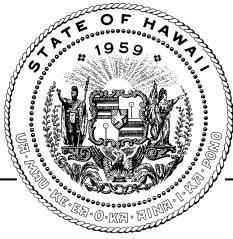
**Description:** Reduces the size threshold for a single-family residence that is not part of a larger development to be deemed a "development" for purposes of the Special Management Areas Law.

**Companion:**

**Package:** None

**Current Referral:** HOU, WTL

**Introducer(s):** DELA CRUZ, INOUYE, S. Chang, K. Kahele



# OFFICE OF PLANNING STATE OF HAWAII

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DAVID Y. IGE  
GOVERNOR

LEO R. ASUNCION  
DIRECTOR  
OFFICE OF PLANNING

Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**SENATE COMMITTEE ON HOUSING**  
Thursday, February 1, 2018  
2:55 PM  
State Capitol, Conference Room 225

in consideration of  
**SB 2969**  
**RELATING TO SPECIAL MANAGEMENT AREAS.**

Chair Espero, Vice Chair Harimoto, and Members of the Senate Committee on Housing.

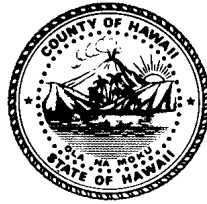
SB 2969 proposes to amend the floor area threshold for a single-family residence from 7,500 square feet to 2,750 square feet, on the list of “not development” under Hawaii Revised Statutes (HRS) § 205A-22 for exemption from Special Management Area (SMA) Permitting.

The Office of Planning (OP) supports SB 2969, and respectfully offers the following comments on this measure:

1. The proposed reduction in the floor area threshold of a single-family residence will offer further opportunity for the county planning departments to review potential cumulative impacts, or significant environmental or ecological effects from construction or reconstruction of a single-family residence on a SMA.
2. OP recommends that determination on whether the proposed size threshold from SB 2969 is appropriate for construction or reconstruction of a single-family residence to be exempted from the requirements of SMA permit remain with the county authorities.

Thank you for the opportunity to offer comments on this measure.

Harry Kim  
*Mayor*



Michael Yee  
*Director*

Daryn Arai  
*Deputy Director*

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**PLANNING DEPARTMENT**

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January 31, 2018

Testimony by  
**MICHAEL YEE**  
**Director, County of Hawai'i Planning Department**  
before the  
**COMMITTEE ON HOUSING**  
**Thursday, February 1, 2018, 2:55 P.M.**  
**State Capitol, Conference Room 225**  
in consideration of  
**SB 2969**  
**Relating to Special Management Areas**

The County of Hawai'i Planning Department would like to express its **STRONG OBJECTION** to this bill due to the absence of any explanation or justification that would warrant the reduction of the current floor area threshold of 7,500 square feet of floor area for a single family residence from the definition of "development" within the Special Management Area (SMA). The proposed reduction of this floor area threshold from its current 7,500 square feet to 2,750 square feet would place a significant burden upon our Planning Commissions, comprised of volunteers, to provide timely processing of SMA Use Permits that we expect will significantly increase should this proposed amendment be realized.

Thank you for considering our comments.