CERTIFIED MAIL

December 19, 1984

Dr. Thomas Chen
1513 Kilaha Street
Hilo, HI 96720

Dear Dr. Chen:

Use Permit Application
TMK: 2-2-20:11

The Planning Commission at its duly held public hearing on December 12, 1984, voted to approve your application, Use Permit No. 84-3, to allow the establishment of a doctor's office on 19,724 square feet of land situated within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The proposed use will not be materially detrimental to the public welfare nor cause substantial, adverse impact to the community's character or to surrounding properties. While the zoning for the property is Single Family Residential (RS), the general character of the surrounding properties along Kinoole Street is commercial in nature. The property on which the Sun Sun Lau Restaurant is situated is zoned for General Commercial (CG) uses. This property is situated directly across from the subject property along the makai side of Kinoole Street. Further, other commercial and public and quasi-public uses, such as the B.J. Furniture Store, Shell Service Station, Hilo Quality Cleaners, St. Joseph's School, Kapiolani Elementary School, are in very close proximity to the property. While the establishment of a doctor's office may have some impact on the adjacent residential uses to the south and west, the effect should be quite negligible. Unlike other types of commercial activities, a doctor's office, because of the nature of its clientele, is usually a more subdued type of operation. Further, rather than having detrimental effects on a community, a doctor's office is usually established in a particular location for the benefit of the people. In light of the above, it is felt that the establishment of a doctor's office at this

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particular location also will not unreasonably affect similar or related existing uses within the Hilo area. Furthermore, the petitioner's plans to relocate its present facility from the Hilo Hotel complex to the subject property would be in the best interest of the public. The present location currently lacks adequate parking spaces. Based on the existing size of the property of 19,724 square feet, ample space for parking should be available.

The property is provided with all essential utilities and services. While traffic in this area will increase, it is expected to be quite negligible. The sections of Kinoole Street and Wailoa Street fronting the property are improved with curbs and sidewalks. To avoid traffic congestion along Kinoole Street, which is a major collector street, access to the proposed development will be restricted to Wailoa Street. No access will be allowed from Kinoole Street. Water, as well as fire hydrants are available to service the property. Based on the above, it is determined that the establishment of a doctor's office at this particular location will not unreasonably burden public agencies to provide roads and streets, water, police and fire protection and other essential infrastructure.

It should be noted that the proposed use at this location will still be consistent with the general purpose of the Zoning Code and General Plan. The goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." It is felt that the granting of the request at its particular location will still maintain the present environment of this area of the City of Hilo. As stated earlier, since all essential utilities and services are available to the property, the granting of this request will be in the direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. Finally, the granting of this request would still be consistent with one of the purposes of the Zoning Code which is to promote health, safety, morals or the general welfare of the community.

Approval of this Use Permit request is subject to the following conditions:

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.

2. Plans of the doctor's office and related improvements shall be submitted for Plan Approval within one year from the effective date of the Use Permit.

3. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.

4. The doctor's office shall be used by a maximum of 2 doctors and the staff. The word "staff" shall not be construed to include other medical doctors.

5. A drainage system in accordance with the requirements of the Department of Public Works shall be installed.

6. Access to the property shall be provided meeting with the approval of the Department of Public Works.

7. In the design and review of the proposed development, due consideration for any potential visual impact shall be required. This consideration shall entail the minimization of adverse visual impacts through the appropriate siting, height, bulk, color schemes, signage and landscaping.

8. All other applicable rules, regulations, and requirements shall be complied with.

9. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Roy Kagawa
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section