CERTIFIED MAIL

April 3, 1985

Ms. Bonnie Bartman
Bright Start
P. O. Box 4175
Hilo, HI 96720

Dear Ms. Bartman:

Use Permit Application
TMK: 2-2-28:29

The Planning Commission at its duly held public hearing on March 28, 1985, voted to approve your application, Use Permit No. 85-1, to allow the establishment of a program offering a series of classes to pregnant women, to new parents and children on 47,674 square feet of land situated within the Single Family Residential (RS-10) zoned district at Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a classroom facility within the Single Family zoned district may be permitted through the granting of a Use Permit. It should be further noted that 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.

APR 3 1985

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, other land uses in the vicinity include a church, real estate offices, and a wide variety of commercial establishments. While the establishment of a classroom facility for a variety of classes to pregnant women and their partners as well as new parents may have some impact on the adjacent residential uses to the east, south and west, the impacts should be minimal. The subject property consists of 47,674 square feet of land area which provides ample space for all necessary improvements and a buffer from surrounding properties. The existing dwelling is situated a minimum of 64 feet from any property line. Further, the petitioner plans no structural changes to the exterior of the structure and the dwelling will retain its present home-like appearance.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. The Bright Start program is presently offered in several different locations in Hilo. These facilities are not necessarily designed to accommodate the type of clientele participating in the Bright Start programs. Furthermore, the scheduling of classes must be planned around the schedules of other competing uses. Having Bright Start conducted in one central location will enable the program to accommodate more families and meet the increasing need in Hilo for this type of program. The petitioner also intends to make the subject facility available to other community groups addressing the needs of new families which are currently facing similar logistical problems. As such, approval of the subject request will also be a benefit to other similar or related uses in the community.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. 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 section of Kilauea Avenue fronting the property has a right-of-way width of sixty feet and is fully improved with curbs, gutters and sidewalks. Water, as well as fire hydrants are available to service the property. It should be further noted that none of the cooperating agencies had any objections to the subject request.

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

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

b. Plans for the renovations as well as parking and landscaping plans shall be submitted for Plan Approval within one year from the effective date of the Use Permit.

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

d. A drainage system meeting with the approval of the Department of Public Works shall be provided.

e. Access improvements meeting with the approval of the Department of Public Works shall be provided.

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

g. 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,

Barbara Akoi

for Donald Thompson
Chairman, Planning Commission

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

bcc: Plan Approval Section