Planning Commission

Lorraine R. Inouye
Mayor

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

CERTIFIED MAIL

August 8, 1991

Mr. Kazuhisa Abe
188 Terrace Drive
Hilo, HI 96720

Dear Mr. Abe:

Use Permit Application
Applicant: Tenrikyo Hilo Church, Inc.
Establishment of a Church and Related Improvements
Tax Map Key: 2-2-51:10

The Planning Commission at its duly held public hearing on July 30, 1991, voted to approve your application, Use Permit No. 87, to allow the establishment of a church and related improvements on 2.73± acres of land situated within the Agricultural-3 acre (A-3a) zoned district. The property is located within the Panaewa House Lots Subdivision, approximately 1,700 feet southwest of the Railroad Avenue-Lama Street intersection, 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 church on a property designated "Urban" by the State Land Use Commission and situated within the County's Agricultural-3 acres (A-3a) zoned district may be permitted through the granting of a Use Permit. The Land Use Element of the General Plan states as a goal to "Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County." The County General Plan LUPAG map designates this area for Low Density Urban uses. It is felt that the granting of this request at this particular location will maintain the present residential character of this area while supplementing the needs of this community. Therefore, the granting of this request would also be in the direction of fulfilling a policy of the General Plan in which "The County shall encourage the

AUG - 8 1991

development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment."

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. Single family dwellings are situated to the north, west and south of the subject property. The size of the property is adequate to allow buffers to minimize noise and visual impacts to neighboring residences. For this reason, setbacks of at least 50 feet from all property lines with provisions for landscaping are recommended. The 50-foot setback has been imposed on other church structures where nearby residences could be affected. The recommended setback would also accommodate for future increases in residential density in areas surrounding the subject property, given the General Plan LUPAG map designation of Low Density Urban for the surrounding area.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. There are no other churches of this denomination within the area or region that have been approved through the issuance of a Use Permit or Special Permit.

The proposed use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protections, and other related infrastructure. Access to the property from Kanoelehua Avenue is via Lama Street, which has a pavement width of 20 feet within a 50-foot right-of-way. The applicant has agreed to provide a water supply for fire fighting purposes meeting with the approval of the Fire Department. With the fulfillment of the requirements of the affected agencies, the introduction of the proposed use is not anticipated to have an adverse impact on the infrastructure within the area.

Approval of this request is subject to the following conditions:

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

2. Final Plan Approval for the proposed development and related improvements shall be secured from the Planning Department within one year from the effective date of this

7/30/92

permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Plans shall identify existing and proposed structures, interior driveway circulation, fire protection measures and paved parking stalls associated with the proposed church facilities. Plans shall indicate a minimum 50-foot setback from all property lines and future road widening setback for the proposed social and worship halls. Plans shall also include detailed landscaping plans which provides for visual and noise buffer from adjacent properties and Lama Street. Parking shall comply with the requirements of Chapter 25 (Zoning Code).

3. Construction of the church and related improvements shall commence within one year from the date of receipt of Final Plan Approval and shall be completed (Certificate of Occupancy) within one year thereafter;

4. Access shall meet with the approval of the Department of Public Works.

5. The applicant shall provide fire protection measures meeting with the approval of the Fire Department prior to the issuance of a certificate of occupancy.

6. Comply with all other applicable laws, rules, regulations, and requirements.

7. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permits. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied with and the Planning Director acknowledges that further reports are not required.

8. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: 1) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicants,

successors, or assigns and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

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

Sincerely,

for Dennis R. Hall

Mike Luce, Chairman
Planning Commission

6583d
jdk

xc: Rev. Sachiko Wakimoto
Department of Public Works
Department of Water Supply
County Real Property Tax Division