CERTIFIED MAIL

July 9, 1985

Dr. Chalmers Hamasaki
670 Ponahawai St., Suite 216
Hilo, HI 96720

Dear Dr. Hamasaki:

Use Permit Application
TMK: 2-3-36:Portion of 3

The Planning Commission at its duly held public hearing on July 2, 1985, voted to approve your application, Use Permit No. 32, to allow the establishment of a medical office on a portion of a 12.4-acre area situated within the Agricultural 1-acre (A-1a) zoned district at Ponahawai, 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 doctor's office on a property designated "Urban" by the State Land Use Commission and situated within the County's Agricultural zoned districts 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. The property is adjacent to an existing medical center. As such, the establishment of a medical office on the subject property would not involve the introduction of a completely new use in the area, the proposed medical office will be compatible with the uses already established in the area.

Since all essential utilities and services are available to the property, the granting of this request will also be in the direction of fulfilling the land use policy of the General Plan

JUL 0 9 1985

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.

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. As stated previously, although the property is presently vacant and the surrounding lands are vacant, the adjacent land uses in the vicinity include the Ka Waena Lapaau Medical Center. While the establishment of a medical office may have some impact on the adjacent residential lands, the impacts should be minimal. The subject area of 18,000 square feet of land area is a portion of an existing 12 acre parcel which provides ample space for all necessary improvements and a buffer from surrounding properties. Moreover, the impacts associated with a medical office are not expected to be overly noxious in nature.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. Approval of the subject request would enable the petitioners to improve their services to the community. The new facility would be tailored to the individual needs of the doctor as well as accommodating the most modern form of Otolaryngology. One other area of improvement would be the better servicing of handicapped clients by meeting the present requirements of the building and zoning codes.

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 Ponahawai Street fronting the property has a right-of-way width of sixty feet and is improved with a 24-foot wide pavement and unpaved shoulders. As a condition of approval, the petitioners will also be required to design the development so that access to the parking area to the facility can be incorporated within any future street and access design. 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, including parking and landscaping plans, shall be submitted for Plan Approval within one year from the effective date of the Use Permit.

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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. The proposed and future access points for any further development of the subject property shall be coordinated with and approved by the Department of Public Works.

f. All other applicable rules, regulations, and requirements, including those of the Department of Water Supply and the Department of Health 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 Koi

Barbara Koi, Vice Chairman
Planning Commission

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

bcc: Plan Approval Section