CERTIFIED MAIL

March 16, 1987

Mr. Sidney Fuke
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Use Permit Application
Petitioner: New Hope Christian Fellowship
Tax Map Key: 2-4-03:Portion of 21

The Planning Commission at its duly held public hearing on March 11, 1987, voted to approve your application, Use Permit No. 47, to allow the establishment of a church and related improvements at Waiakea Homesteads, 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 and related improvements situated in the County's Agricultural and State Land Use "Urban" zone district may be allowed through the granting of a Use Permit approved by the County Planning Commission. 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." The County General Plan designates this area for Low Density uses and the Hilo Community Development Plan designates this area for Residential uses. It is felt that the granting of this request at this particular location will still maintain the present residential environment of this area of Hilo. The proposed church development will be a two-story building, with approximately 10,000 square feet of floor area and a seating capacity of approximately 550 seats. Therefore, from a physical standpoint, the low profile building development will be compatible in height with the existing Life Care Center building

and the single family residential development across the street. The siting of the proposed church in a centralized manner provides ample buffer spaces to the adjacent properties to minimize any noise impacts emanating from the church use. The property is of sufficient size (6.000 acres) to provide for adequate setbacks and buffers to minimize any other impacts from the proposed use.

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. The lands to the north and east are vacant; the Life Care Center facility is to the west and the Kuulei Subdivision is to the south. The proposed church will be developed in a central location of the subject property with approximately a 200-foot front yard setback from Kawailani street and approximately 180 feet from the east side property line. The use of the church complex, during weekdays and weekends as represented by the petitioner should not interfere with nor cause any social or physical impacts to the surrounding properties. However, to minimize any social or physical impacts as well as to enhance the appearance of the development, the installation of the landscaping buffers and additional parking area are being recommended as a condition of approval. The petitioner is proposing an off-street parking area for 92 stalls. However, because of the size of the church's congregation, the size of the building, and the lack of any on-street parking areas in close proximity to this development, an additional overflow parking area must be provided on the subject property.

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. 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 which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. As such, from an impact standpoint, the introduction of this new church facility will not have any major physical impacts on this area. The property is provided with all essential utilities and services. The traffic in the area is expected to increase. However, Kawailani Street which serves as the main access to the subject property is a 40-foot right-of-way with approximately 18 feet of pavement. The grass shoulders fronting the property from the

edge of the existing pavement is approximately 4 to 6 feet in width. However, while traffic in the area may increase, it is expected to be quite negligible in terms of the overall traffic flow.

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. Final subdivision approval of the subject property shall be secured within one year from the effective date of approval of this Use Permit.

3. The plans for the proposed church facility, including a parking and detailed landscaping plan shall be submitted for Plan Approval review within one year from the effective date of Final Subdivision Approval. The parking for all of the church functions shall be maintained on the subject property, to ensure that on-street parking will not occur on Kawailani Street. An overflow parking area should be provided for on the subject property and shall be delineated on the plans submitted for plan approval. The detailed landscaping plan shall include landscaping buffers in the form of trees and shrubbery adjacent to the north, east and south property lines as well as landscaping medials within the parking areas.

4. The construction of the proposed church and related improvements shall commence within one year from the effective date of Final Plan Approval and be completed within two years thereafter.

5. All proposed improvements relative to the FIRM zone designations, access, drainage, grading, etc, shall comply with the requirements of the Department of Public Works.

6. Preschool or day-care types of activities shall not be allowed.

7. All other applicable County and State rules, regulations and requirements, including those of the Department of Water Supply and State Department of Health, shall be complied with.

8. The Planning Director may administratively grant extensions to the foregoing conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the Use Permit.

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

Sincerely,

Thomas A. Krieger

Thomas A. Krieger
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
DLNR - Hilo
DLNR - Honolulu
New Hope Christian Fellowship

bcc: Plan Approval Section