Planning Commission

Lorraine R. Inouye
Mayor

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

CERTIFIED MAIL

December 9, 1992

Ms. Louise Kamanu
Kalapana Mauna Kea First Hawaiian
Congregational Church
PO Box 126
Pahoa, HI 96778

Dear Ms. Kamanu:

Use Permit No. 102
Applicant: Kalapana Mauna Kea First Hawaiian Congregational Church
Request: Amendment to Condition 2 (Reduce East Side Setback from 50 feet to 35 feet)
Tax Map Key: 1-4-62:131

The Planning Commission at its duly held meeting on November 18, 1992, considered the above-referenced request for an amendment to Condition No. 2 of Use Permit No. 102, relating to a 50-foot structural setback from the east property line. The project site is situated within the County's Agricultural-1 acre (A-1a) zoned district on 48,390 square feet of land within the Nanawale Estates Subdivision along the southeast side of Kehau Street between Kauai and Kahoolawe Streets, Puua, Puna, Hawaii.

The Commission voted to approve the amendment request based on the following:

The property is located within the Nanawale Estates Subdivision which is residential/agricultural in character. The subject property is a corner lot that is bordered by roads on three sides except for the east property line where there is a single-family residence. A minimum 50-foot structural setback was imposed along the east property line as a condition of approval to minimize any noise or visual impact that may be generated from the proposed church. Although plan approval was secured for the proposed church on September 28, 1992 with the imposition of the 50-foot structural setback, the applicant stated that the requirement resulted in a 1) restriction of 21% of the property from any building and 2) parking design that would generate louder noise than that of the church.

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The reduction from a 50-foot to a 35-foot structural setback along the east property line would allow the applicant to relocate the parking area toward Kehau Street, in a location away from the adjacent property owners. A social/assembly hall with a minimum number of small windows could then be constructed along the east property boundary. In addition, the 35-foot east property boundary setback would be landscaped with existing ohia and augmented with shrubs. In the last couple of years, a 50-foot structural setback was imposed for churches to create a visual and noise buffer area between adjacent residents. Most of the parcels in which the 50-foot structural setback was imposed, averaged 2-4 acres in size, and therefore, the requirement did not seem to restrict use of the property. This subject property, however, is 48,390 square feet; a little over one acre in size.

Approval of the amendment to Condition No. 2 of Use Permit No. 102 is subject to the following (new material is underscored and material to be deleted is bracketed):

"2. <u>A revised</u> Final Plan Approval for the proposed church and related improvements shall be secured from the Planning Department within one year from the effective date of this [permit] <u>amendment</u>. 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 all structures, interior driveway circulation, fire protection measures, and paved parking stalls associated with the proposed church. Plans shall indicate a minimum [50-foot] <u>35-foot</u> structural setback from the east property line. Plans shall also show detailed landscaping for the church buildings and parking area to create a visual and noise buffer area between adjacent existing and future residents. The applicant shall maintain parking for all church functions on the subject property to ensure that on-street parking will not occur on Kehau, Kahoolawe and Kauai Roads. Parking shall comply with the requirements of Chapter 25 (Zoning Code)."

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 Daryn Arai or Susan Gagorik of the Planning Department at 961-8288, if you should have any questions on this matter.

Sincerely,

Mike Luce

Mike Luce, Chairman
Planning Commission

jdk

cc: Virginia B. MacDonald
Mayor
Planning Director
Department of Public Works
Department of Water Supply
County Real Property Tax Division
DLNR
Plan Approval Section

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