

COUNTY OF HAWAI'I PLANNING DEPARTMENT BACKGROUND REPORT

SURE FOUNDATION

USE PERMIT AMENDMENT (PL-USE-2026-000044/AMEND USE 14-000050)

SURE FOUNDATION has submitted a request to amend Use Permit No. 14-000050 to allow a four-year time extension backdated from September 17, 2024 to Condition No. 4 (time to complete construction). Use Permit No. 14-000050 allowed the establishment of a church and related facilities and improvements on 2.175 acres of land situated in the Agricultural-1 acre (A-1a) zoning district. The property is located along the northwest side of Ponahawai Street, immediately adjacent to and east (makai) of The Church of Jesus Christ of Latter-Day Saints, Ponahawai, South Hilo, Hawai'i, TMK: 2-3-036:022.

PROJECT DESCRIPTION

1. **Applicant's Request:** The applicant is requesting a four-year time extension to Condition No. 4 (time to complete construction) of Use Permit No. 14-000050 backdated from the last performance date of September 17, 2024, with a new expiration date of September 17, 2028. Use Permit No. 14-000050 was approved in 2014 to allow the construction of a two-story, 22,150-square-foot church ("Arise Church"), 161 parking stalls (including 5 ADA-accessible stalls), two driveway accesses (one each for ingress and egress only), and landscaping on 2.175 acres of land. Once constructed, the church will offer fellowship activities, classes, and three Sunday morning services. Weekday evening classes beginning at 7:00 p.m. are expected to include approximately 20 to 40 attendees.
2. **Reason for the Request:** According to the applicant, they have worked diligently to complete construction of the proposed church since the Use Permit was issued in 2014. However, they were unable to meet the September 17, 2024 construction deadline due to unforeseen delays related to construction and infrastructure coordination, limited availability of utilities and contractors, supply chain disruptions, and broader economic conditions that affected project scheduling and financing.

Despite these challenges, the applicant has continued to actively pursue compliance with the Use Permit and remains committed to completing the project. Substantial portions of the project have been completed, with the remaining work consisting primarily of final interior finishes and required inspections. Remaining interior work includes the installation of limited tile work, countertops, and restroom partitions within the auditorium, first floor, and support areas. Remaining exterior work includes construction of a three-foot retaining wall, sub-grading, and final paving and striping of the parking lot. The applicant anticipates completing construction by the current Building Permit expiration date in October 2026; however, a time extension to September 17, 2028 is requested to allow sufficient time to address any unforeseen complications that may arise prior to final project completion.

3. **Landowner:** Sure Foundation.
4. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 - Use Permit Amendment Request dated January 20, 2026 and Additional Information dated April 9, 2026).**

PROJECT HISTORY

5. **September 17, 2014:** Effective date of Use Permit No. 14-000050 to allow the establishment of a church and related facilities and improvements on 2.175 acres of land as approved by the Windward Planning Commission on September 4, 2014 **(Planning Department Exhibit 2 - Use Permit No. 14-000050).**
6. **December 12, 2014:** Final Plan Approval (PLA-14-001107) for the project issued by the Planning Director.
7. **July 20, 2018:** A new Final Plan Approval (PLA-18-001553) was issued by the Planning Director replacing the previous Plan Approval as it had not been utilized for two years.
8. **October 9, 2019:** The Planning Director approves a 5-year administrative time extension until September 17, 2024 to complete construction of the project.

9. **June 2, 2020:** Building Permit No. BH2020-00587 was issued by the Department of Public Works (DPW)-Building Division. This Building Permit, along with associated Plumbing and Electrical Permits, received several extensions, the latest of which expires on October 23, 2026.
10. **February 21, 2021:** Grading Permit No. GD6218_ENG issued by the Department of Public Works-Engineering Division. The grading work was completed on February 25, 2022.

STATE AND COUNTY PLANS

11. **General Plan LUPAG Map:** Medium Density Urban. The Medium Density Urban designation allows for village and neighborhood commercial and single family and multiple family residential and related functions (multiple-family residential - up to 35 units per acre).
12. **State Land Use District:** Urban.
13. **County Zoning:** Agricultural (A-1a).
14. **Special Management Area:** The project site is not within the County's Special Management Area (SMA). The SMA is a part of the State's Coastal Zone Management Program regulated by the County. The property is approximately 4,000 feet from the nearest coastline.

DESCRIPTION OF PROJECT SITE AND SURROUNDING AREA

15. **Subject Property:** The project site is a 2.175-acre property located on Ponahawai Street immediately east (makai) of the Church of Jesus Christ of Latter-Day Saints. The property was previously used as a plant nursery, however facilities related to that use have been demolished. The property was graded and cleared and construction authorized under the Use Permit is substantially complete, with minimal work left to be completed.
16. **Surrounding Zoning and Land Uses:** The adjacent property to the west is zoned A-1a and is the location of the Church of Jesus Christ of Latter-Day Saints, which was approved by Use Permit No. 199 on April 2, 2004. The adjacent property to the east is zoned A-1a and consists of a dwelling and agricultural structures. The property to the south across Ponahawai Street is zoned A-1a and CN-20 and will be the site of the Food Basket campus. The properties to the north are zoned Open and RS-7.5 and are

- the site of a Veterans Cemetery. The Ka Waena Lapa'au Medical Center and other medical complexes and offices are located approximately 1,500 feet mauka of the project site at the corner of Komohana Street and Ponahawai Street, which is zoned CN-20. This general area along Ponahawai Street has been transitioning toward a mixed-use urban area characterized by multiple-family apartments, medical offices, commercial uses and meeting facilities/churches.
17. **FIRM:** Zone "X" (an area of minimal flood hazard).
 18. **Archaeological/Historical Resources:** Because the property had previously been cleared, historically used for sugar cane cultivation, and later as a plant nursery, an archaeological inventory survey was not conducted of the property. During the original permit process, the Planning Department sent a request for comments to the State Historic Preservation Division (SHPD) but received no response. However, in response to a Grading Permit application for the property in 2016, SHPD made a determination of "no historic properties affected" based on the evidence of the area being heavily impacted by former commercial sugar cane cultivation (**Planning Department Exhibit 3 – Letter from SHPD dated December 8, 2016**).
 19. **Cultural Resources:** There is no evidence of any traditional and customary Native Hawaiian practices on the property, nor is there evidence of any known cultural or historic resources of significance in the area.
 20. **Flora/Fauna Resources:** As the property had been cleared in the past and used for sugar cane cultivation and as a plant nursery, no flora and fauna survey was conducted of the property during the original permit process. Based on the preceding and given the general urban setting of the surrounding area, the Planning Department found that no endangered or listed animal or plant species were likely to be found on the subject property. The property has since been cleared and graded to facilitate construction of the church.
 21. **Traffic:** According to the applicant, the facility should generate at least

100 to 150 vehicle trips on Sunday morning. While the number of trips appears high, it would only occur on Sunday morning. As such, the proposed use is not anticipated to conflict with typical weekday AM/PM peak-hour traffic patterns. Likewise, the intermittent evening sessions would occur after the PM peak hours, and traffic movements should not exceed 20 vehicle trips during that time. The few classes during the day would occur after the AM peak hour and should not generate more than 20 vehicle trips. Accordingly, the project should not have a significant traffic impact during the AM/PM peak hours.

22. **Public Access:** There is no record of designated public access to the shoreline or mountain areas that traverse the property.

PUBLIC UTILITIES AND SERVICES

23. **Access:** Access to the project site is from Ponahawai Street, a County-owned and maintained right-of-way approximately 60-feet wide with a pavement width of 24 feet, in good condition. At the time of the original Use Permit, the property only had one permitted access, however the applicant requested the ability to have two accesses (one each for ingress and egress only). A condition of the permit required the applicant to receive approval for the second access from the DPW and to revise the subdivision plat map that created the subject parcel (SUB 07-000559) to reflect the two access points. The applicant subsequently received approval from DPW and updated the subdivision map in 2019 to reflect the two access points.
24. **Water:** According to comments from the Department of Water Supply (DWS) during the original Use Permit process, there is an 8-inch waterline along Ponahawai Street fronting the subject property and that the property is served by at 1-½-inch meter. At the time, DWS determined that the waterline was not adequate to meet fire-flow requirements, thus the DWS recommended that the waterline be upgraded to meet the 2,000 gallons per minute fire-flow requirement for the proposed use by extending a second parallel 8-inch waterline from Komohana Street along Ponahawai Street to the subject property. The applicant's engineer subsequently

- submitted a fire flow test to the DWS and the Fire Department demonstrating that the existing waterline would be sufficient to provide required on-site fire protection meeting with Fire Department requirements. DWS confirmed the preceding in 2022. Additionally, the applicant submitted water usage calculations in compliance with a condition of the Use Permit in 2022 showing an estimated maximum daily usage of 2,750 gallons per day, which a 1-inch water meter is adequate to accommodate. Based on the preceding, the DWS required the applicant to downsize the water meter from 1 ½-inch to 1-inch, install a reduced-pressure type backflow prevention assembly, submit water system construction plans from a licensed engineer for DWS review and approval, and to comply with other DWS policies and requirements.
25. **Wastewater:** The property is currently not serviced by the County sewer system. According to the applicant, wastewater will be disposed of by a private septic system unless the County sewer line is extended to serve the property.
26. **Other Essential Services:** Electricity, telephone, and internet services are available to the site. Police and fire protection services are available within the Hilo area. Hilo Medical Center is located less than one mile from the site.

AGENCIES' COMMENTS

27. **Department of Public Works-Building Division: (Planning Department Exhibit 4 – May 11, 2026 Memo)**

AGENCIES-NO COMMENT OR CONCERN

28. Police Department and State Department of Health.

AGENCIES - NO RESPONSE

29. Department of Public Works-Engineering Division, Department of Water Supply, Department of Environmental Management, and Fire Department.

PUBLIC COMMENTS

30. As of the date of this writing, the Planning Department has not received any written comments or objections from the general public or adjacent landowners regarding the request.

ARISE CHURCH
P.O. Box 4247, Hilo, HI 96720
PH: (808) 959-7765
Email: [REDACTED]

January 20, 2026

County of Hawai'i – Planning Department
Attention: Jeffrey Darrow
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Re: Use Permit No. 14-000050
Applicant: Sure Foundation
Request: Amendment to Use Permit – Time Extension for Condition No. 4 TMK:
2-3-036:022

Dear Director Darrow:

We respectfully request an amendment to Use Permit No. 14-000050 to grant a time extension for Condition No. 4, which requires completion of construction within the prescribed timeframe. The project is currently proceeding under Building Permit No. BH2020-00587, which remains valid and set to expire in May 2026.

This request is submitted pursuant to Condition No. 12 of the Use Permit, which allows for the granting of a time extension upon satisfaction of specific criteria. Supporting information is provided below.

Background

The Use Permit was approved to allow for the establishment of our church on the subject property. On October 9, 2019, the Planning Director approved an administrative time extension for Condition No. 4, extending the construction completion deadline to September 17, 2024.

We are requesting an additional time extension to allow completion of the approved construction.

ARISE CHURCH
P.O. Box 4247, Hilo, HI 96720
PH: (808) 959-7765
Email: [REDACTED]

Justification Pursuant to Condition No. 12

1. Nonperformance Due to Unforeseen or Uncontrollable Circumstances

Our inability to complete construction within the current timeframe is the result of circumstances that could not have been reasonably foreseen and were beyond our control, and not due to fault or negligence. These circumstances include unanticipated construction and infrastructure coordination delays, limited availability of utilities and contractors, supply-chain disruptions, and broader economic conditions that affected project scheduling and financing.

Despite these challenges, we have continued to actively pursue compliance with the Use Permit and remain committed to completing construction. Over the past several months, work has focused on remaining infrastructure needs, interior construction, and coordination with contractors. Substantial portions of the project have been completed; however, several final construction items and required inspections necessitate additional time to ensure safe and proper completion.

Notably, Hawai'i Electric Light Company (HELCO) is nearing completion of providing permanent power to the building, which represents a major milestone toward project closeout.

The remaining work primarily consists of final interior finishes and completion of required inspections. Interior work includes minimal remaining tiling, countertops, and bathroom partitions within the auditorium, first floor, and support areas. Exterior work includes completion of a three-foot retaining wall, sub-grading, and final paving and striping of the parking lot.

Final building, electrical, and plumbing inspections are anticipated by March 2026, followed by issuance of a Certificate of Occupancy in April 2026. These items represent the final phase of construction. We anticipate completion within approximately four (4) months, which is well within the validity period of the existing building permit expiring in May 2026.

2. Consistency With the General Plan, Zoning Code, and Permit Intent

Granting the requested time extension would not be contrary to the Hawai'i County General Plan, the Zoning Code, or the original reasons for granting the Use Permit. The approved use remains unchanged, and no modifications are proposed to the scope, intensity, or nature of the church or related facilities. The request solely seeks additional time to complete construction as originally approved.

ARISE CHURCH
P.O. Box 4247, Hilo, HI 96720
PH: (808) 959-7765
Email: [REDACTED]

Status of Use Permit Conditions (USE 14-000050)

The following is a brief status summary of the conditions of Use Permit No. 14-000050:

- **Condition No. 1 – Compliance responsibility** *Status:*
Complied with / ongoing compliance.
- **Condition No. 2 – Water usage calculations** *Status:*
Completed and approved (2022).
- **Condition No. 3 – Backflow prevention**
Status: To be installed during utility connection; show on approved final plans.
- **Condition No. 4 – Time to complete construction**
Status: Construction near completion; remaining work delayed due to circumstances described above. Time extension requested.
- **Condition No. 5 – Driveway connections**
Status: Submitted and included in final plan approval.
- **Condition No. 6 – Drainage study**
Status: Submitted and included in final plan approval.
- **Condition No. 7 – On-site runoff**
Status: Drywells installed per approved civil plans and BMPs.
- **Condition No. 8 – Septic system** *Status:* Septic tanks installed.
- **Condition No. 9 - Solid waste plan**
Status: Submitted and included in final plan approval.
- **Condition No. 10 – Archaeological protocol**
Status: No findings identified to date; applicable protocols will continue to be followed.
- **Condition No. 11 – Agency compliance** *Status:*
Ongoing.
- **Condition No. 12 – Time extension** *Status:* Addressed above.

ARISE CHURCH
P.O. Box 4247, Hilo, HI 96720
PH: (808) 959-7765
Email: [REDACTED]

Conclusion

For the reasons stated above, we respectfully request approval of a time extension for Condition No. 4 of Use Permit No. 14-000050. Approval of this request will allow construction to be completed in a manner consistent with County requirements, the General Plan, and the intent of the original permit.

Thank you for your consideration. Please let us know if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Evan Carmichael". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

L. Evan Carmichael
Owner

Re: PL-USE-2026-000044 ARISE CHURCH

From HiloDrafting Services <[REDACTED]>
Date Thu 4/9/2026 10:27 AM
To Ramos-Kia Tupua, Moses (Moke) <MosesMoke.Ramos-KiaTupua@hawaiiicounty.gov>
Cc Robert Perreira <[REDACTED]>; Crystallene Pacheco <[REDACTED]>

Hi Moke,

We would like to request 2 years from now, so the expiration date will be 9/17/2028.

Thank you!
Dawn

On Thu, Apr 9, 2026 at 9:40 AM Ramos-Kia Tupua, Moses (Moke) <MosesMoke.Ramos-KiaTupua@hawaiiicounty.gov> wrote:

Aloha,

Thank you for your response. Just to clarify you guys are requesting 2-years from 9/17/2024 which would expire 9/17/2026 (in 5 months) or are you requesting 2-years from now with an expiration of 9/17/2028 a revised request of 4-years?

Mahalo,

Moses "Moke" Ramos-Kia Tupua

From: HiloDrafting Services <[REDACTED]>
Sent: Wednesday, April 8, 2026 2:55 PM
To: Robert Perreira <[REDACTED]>; Ramos-Kia Tupua, Moses (Moke) <MosesMoke.Ramos-KiaTupua@hawaiiicounty.gov>
Cc: Crystallene Pacheco <[REDACTED]>
Subject: Re: PL-USE-2026-000044 ARISE CHURCH

Hi Moke,

Thank you for taking my call and for your suggestion regarding the time extension. I just uploaded the plans to the Planning Dept EPIC site under PL-USE-2026-000044.

For your question regarding the time extension, we would like to request **2 YEARS**.

Please let us know if you have any questions.

Thank you!
Dawn

On Wed, Apr 8, 2026 at 12:40 PM Robert Perreira <[REDACTED]> wrote:

Hi Dawn,
Can you please address the request for information from the Planning Department.
Thank you,
Bobby Perreira

Begin forwarded message:

----- Forwarded message -----

From: **Ramos-Kia Tupua, Moses (Moke)** <MosesMoke.Ramos-KiaTupua@hawaiicounty.gov>

Date: Tue, Apr 7, 2026 at 1:41 PM

Subject: PL-USE-2026-000044 ARISE CHURCH

To: [REDACTED] <[REDACTED]>

Aloha,

Thank you for submitting your application referenced above.

Please provide more information to clarify the request.

1. How much time are you requesting?
2. Please upload to EPIC a complete site plan and floor plans
 - a. I have attached
 [Arise Complete Plans Delta 2 v3.pdf](#) for reference.

Once I receive the requested information I can move the project forward in the process.

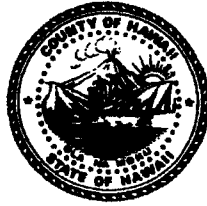
If you have any questions or concerns, please feel free to contact me.

Mahalo,

Moses "Moke" Ramos-Kia Tupua

Planner – Planning Division
County of Hawaii – Planning Department
101 Pauahi Street, Suite 3
Hilo HI 96720





County of Hawai'i

WINDWARD PLANNING COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

SEP 17 2014

Sidney M. Fuke, Planning Consultant
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Use Permit Application (USE 14-000050)

Applicant: Sure Foundation

Request: Use Permit to Establish a Church and Related Facilities on a 2.175-Acre Property
Tax Map Key: 2-3-036:022

The Windward Planning Commission, at its duly held public hearing on September 4, 2014, voted to approve the above-referenced request to allow the establishment of a church and related facilities and improvements on 2.175 acres of land zoned Agricultural – 1 acre (A-1a) and situated within the State Land Use Urban district. The property is located along the northwest side of Ponahawai Street, immediately adjacent to and east (makai) of The Church of Jesus Christ of Latter-Day Saints, Ponahawai, South Hilo, Hawai'i.

Approval of this permit is subject to the following conditions:

1. The applicant, its successor or assigns shall be responsible for complying with all stated conditions of approval.
2. Prior to the issuance of a water commitment by the Department of Water Supply, the applicant shall submit the anticipated maximum daily water usage calculations for the proposed improvements prepared by a professional engineer in the State of

SEP 17 2014

Hawai'i, for review and approval, and a water commitment deposit in accordance with the "Water Commitment Guidelines Policy" to the Department of Water Supply within one hundred and eighty days from the effective date of this permit.

3. The applicants shall install a reduced pressure type backflow prevention assembly within five (5) feet of the existing water meter and any additional water meters on private property, which must be inspected and approved by the Department of Water Supply.
4. Construction of the proposed development shall be completed within five (5) years from the effective date of this permit. Prior to construction, the applicant, successors or assigns shall secure Final Plan Approval for the proposed development from the Planning Director in accordance with Section 25-2-70, Chapter 25 (Zoning Code), Hawaii County Code. Plans shall identify all proposed structures, paved driveway accesses and parking stalls associated with the proposed development. Landscaping shall be included on the plans to mitigate any potential adverse noise or visual impacts to adjacent properties in accordance with the Planning Department's Rule No. 17 (Landscaping Requirements). All buffer yard landscaping shall conform to the standards for separation of a residential (RS) zoning district from a commercial (CN) zoning district as provided for in Planning Department Rule No. 17.
5. All driveway connections to Ponahawai Street shall conform to Chapter 22, Streets and Sidewalks, of the Hawaii County Code. If two accesses are permitted by the Department of Public Works to the subject property, the applicant shall revise the subdivision final plat map (SUB 07-000559) to reflect the permitted changes to the access points.
6. A drainage study of the subject property, if required, shall be prepared and submitted to the Department of Public Works for review and approval, prior to submittal of plans for Plan Approval review. Drainage improvements, if required, shall be constructed, meeting with the approval of the Department of Public Works prior to the issuance of a Certificate of Occupancy.
7. All development-generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties.

8. Septic tank(s) shall be installed, meeting with the standards and requirements of the State Department of Health, prior to the issuance of a Certificate of Occupancy. The applicant shall abandon the septic system and connect to the County sewer line along Ponahawai Street when it becomes available.
9. A Solid Waste Management Plan shall be prepared and submitted for approval to the Department of Environmental Management for review and approval prior to the issuance of a Certificate of Occupancy.
10. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds that sufficient mitigative measures have been taken.
11. The applicant shall comply with all other applicable laws, rules, regulations and requirements of affected agencies for the proposed project.
12. An initial extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances:
 - A. The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, 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.
 - 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).
13. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate procedures to revoke this permit.

Sidney M. Fuke, Planning Consultant

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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.

Approval of this permit is based on the reasons given in the attached Findings Report.

Should you have any questions, please contact Daryn Arai of the Planning Department at 961-8142.

Sincerely,

A handwritten signature in black ink, appearing to read 'Myles Miyasato', written in a cursive style.

Myles Miyasato, Chairman
Windward Planning Commission

LSurefoundationuse14-050wpc

Enclosure: PC Findings Report

cc: Sure Foundation – Hilo
Department of Public Works
Department of Water Supply
County Real Property Tax Division
State DLNR-HPD
Plan Approval Section
Mr. Gilbert Bailado

COUNTY OF HAWAI'I PLANNING COMMISSION FINDINGS

SURE FOUNDATION

USE PERMIT APPLICATION (USE 14-000050)

The applicant is requesting a Use Permit to allow the construction of a church and related facilities and improvements on 2.175 acres of land. There will be three (3) services on Sunday mornings, offices, classes, and fellowship. During the week, there may be some classes beginning at 7:00 p.m., which will consist of between 20 and 40 persons. Currently, the applicant has its office and conducts services at a space in the Prince Kuhio Shopping Center. The proposed request includes a 2-story building consisting of approximately 22,150 square feet, two driveway accesses, one of which would be for "in" only and the other would be for "out" only (if approved by DPW), 161 parking stalls, of which 5 would be handicapped stalls and landscaping.

The project is anticipated to cost approximately 1.1 million dollars. The applicant hopes to begin the project early next year and complete by the end of 2015 or the beginning of 2016.

The reason for the request is that the membership at the church's current location in the Prince Kuhio Shopping Center has grown and now requires the need to relocate to a larger facility. The applicant purchased the property in 2008 in anticipation of eventually relocating its sanctuary, office and activities to the subject site.

Rule 7 (Use Permits), Section 7-6, of the Planning Commission's Rules of Practice and Procedure states that the Planning Commission may approve a Use Permit upon finding that:

- a) The granting of the proposed use shall be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning Code, and the County General Plan;
- b) The granting of the proposed use shall not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties; and
- c) The granting of the proposed use shall not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure.

The granting of the proposed use shall be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a church on the property is consistent with the purpose of the Zoning Code because churches can be permitted in the A-1a zoning district and the State Land Use Urban district through the issuance of a Use Permit from the Planning Commission.

The Use Permit process provides an avenue to review projects on a case-by-case basis to determine infrastructure needs and identify and address impacts on surrounding properties and existing uses. The church will be developed in compliance with Zoning Code regulations related to building height, yard setbacks, off-street parking and landscaping. Additionally, a church is considered a community use that will enhance the religious and charitable services of the community. The church will offer regular spiritual services, classes and guidance to the surrounding community.

The General Plan is intended to be used as a policy guide for the coordinated growth and development of all sectors of the County. It sets forth goals, policies, standards and courses of action to accommodate growth without congestion, to designate and preserve the lands needed

for residential use, commercial and visitor services, industry, agriculture and open space, and to coordinate these uses with the County's service and circulation systems. The overall goals, policies and standards are set forth to physically plan the lands in the County in the best interest of the island's residents. The proposed request is consistent with the following goals and policies of the Land Use Element of the General Plan:

LAND USE – GENERAL

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
- Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

In order to create an effective land use pattern, zoning districts and their associated uses should closely correspond to the General Plan Land Use Pattern Allocation Guide (LUPAG) map for the area. The LUPAG Map is a graphic representation of the General Plan's goals and policies to guide the coordinated growth and development of the County. The subject property is currently designated Medium Density Urban on the LUPAG Map. The Medium Density Urban designation allows for village and neighborhood commercial and single family and multiple family residential and related functions (multiple-family residential -- up to 35 units per acre). The proposed church facility will be consistent with and supportive of uses allowed within the medium density urban designation. Thus, the proposed use is consistent with the General Plan Land Use Pattern Allocation Guide (LUPAG) Map designation for the property.

Therefore, based on the above the granting of the proposed use shall be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning Code, and the County General Plan.

The desired use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or surrounding properties. The project site is a 2.175-acre property located on Ponahawai Street makai of Komohana Street. The property is currently vacant of uses and structures. The property was previously used for sugar cane cultivation and as a nursery. The proposed request, if approved, will allow the development of a church and related improvements on the subject property.

The adjacent property to the west is zoned A-1a and is the location of the Church of Jesus Christ of Latter-Day Saints, which was approved by Use Permit No. 199 on April 2, 2004. The adjacent property to the east is zoned A-1a and consists of a dwelling and ag structures. The property to the south across Ponohawai Street is zoned A-1a and CN-20, and is currently vacant. The properties to the north are zoned Open and RS-7.5, and are the site of the Veteran's Cemetery. The Ka Waena Lapaau Medical Center and other medical complexes and offices are located approximately 1,500 feet mauka of the project site at the corner of Komohana Street and Ponahawai Street, which is zoned CN-20. This general area along Ponohawai Street has been transitioning into an area consisting of multiple-family apartments, medical offices, commercial uses and churches.

The proposed church complex will meet the minimum required yard setbacks of 30 feet from the front and rear property lines and 20 feet from its side property lines. Additionally, the applicant will be required to put in landscaping through the Plan Approval process to further minimize any adverse noise and visual impacts that may be generated by the proposed request. All buffer yard landscaping shall conform to the standards for separation of a residential (RS) zoning district from a commercial (CN) zoning district as provided for in Planning Department Rule No. 17 to further minimize impacts. Most of the proposed activities will occur during off-peak traffic periods and the applicant will be providing sufficient on-site parking. Lastly, the Planning Department has not received objections from the surrounding community regarding the proposed request. Based on the above discussion, no significant adverse impact to surrounding properties is expected.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection, and other related infrastructure. Access to the project site is from Ponahawai Street, a County owned and maintained right-of-way approximately 60-feet wide with a pavement width of 24 feet, in good condition. The applicant is proposing to have two driveway accesses, one of which would be for "in" only and the other would be for "out" only. Currently, there is only one permitted access, which is situated on the eastern boundary of the property. The applicant is proposing that if the dual access points are approved, they will amend the subdivision plat map to reflect the two access points. The Department of Public Works commented that they are amenable to the proposal of the two accesses as described within the application.

There is an 8-inch waterline along Ponahawai Street fronting the subject property and the property is serviced by at 1-½-inch meter. There is a fire hydrant less than 150 feet from the subject property. Recently, a fire flow test was conducted in this area for another application at which time the County Fire Department concurred that the existing system was sufficient to meet fire-flow requirements. This same fire-flow test could be applied to this proposed church through the coordination between the Department of Water Supply and the Fire Department.

The property is currently not serviced by the County sewer system. According to the applicant, wastewater will be disposed of by a private septic system unless the County sewer line is extended to serve the property. All other utilities are available to the site. Police and fire stations are in close proximity to the property. Hilo Medical Center is located less than one mile from the site.

Therefore, based on the above discussion, the proposed request will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection, and other related infrastructure.

The subject request is not contrary to Chapter 205A, Hawai'i Revised Statutes, relating to Coastal Zone Management Area. The property is not located within the Special Management Area and is approximately 4,000 feet from the nearest coastline. There is no record of a designated public access to the shoreline or mountain areas traversing the property. Due to the project site's distance from the shoreline, the property will not impact any coastal recreational resources, scenic and open space or visual resources, ecosystems and marine resources.

According to the Flood Insurance Rate Map (FIRM), the subject property is located in Zone "X", area outside of the 500-year flood plain. There are no valued cultural, historical or natural resources on the property and there is no evidence of any traditional and customary

Native Hawaiian rights being practiced on the site. Thus, it is not anticipated that the proposed request will have any adverse impact on cultural or historical resources in the area.

Lastly, this approval is made with the understanding that the applicant remains responsible for complying with all other applicable governmental requirements in connection with the approved use, prior to its commencement or establishment upon the subject properties. Additional governmental requirements may include the issuance of building permits, the installation of approved wastewater disposal systems, compliance with the Fire Code, installation of improvements required by the American with Disabilities Act (ADA), among many others. Compliance with all applicable governmental requirements is a condition of this approval; failure to comply with such requirements will be considered a violation that may result in enforcement action by the Planning Department and/or the affected agencies

Based on the above considerations, the construction of a church and related improvements is approved.

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PETERSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 8, 2016

Duane Kanuha, Planning Director
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720

LOG NO: 2016.02417
DOC NO: 1612SN14
Archaeology

Dear Mr. Kanuha:

SUBJECT: **Chapter 6E-42 Historic Preservation Review –
County of Hawaii Grading Permit Application for Sure Foundation
Waiākea Ahupua‘a, South Hilo District, Island of Hawai‘i
TMK: (3) 2-3-036:022**

Thank you for the opportunity to review this application that was received by our office on October 10, 2016. According to the application, a 2.05-acre portion of the 2.175-acre parcel will be graded to facilitate construction of a church with parking area and associated infrastructure.

Our records indicate that no archeological inventory survey (AIS) has been conducted of the property. Archaeological investigations on adjacent parcels identified no historic properties. Aerial photos confirm the subject project area has been heavily impacted by former commercial sugarcane cultivation. Therefore, it is unlikely that any historic properties remain on the parcel.

Based on available information, SHPD's determination is **no historic properties affected** for the proposed project. Therefore, issuance of the permit for grading activities may proceed.

Attach to permit: In the event that historic properties such as lava tube openings, concentrations of artifacts, structural remains or human skeletal remains are found during construction activities please cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division at (808) 933-7651.

Please contact Sean Nāleimaile at (808) 933-7651 or at Sean.P.Naleimaile@hawaii.gov for any questions or concerns regarding this letter.

Aloha,

A handwritten signature in black ink that reads "Susan A. Lebo".

Susan A. Lebo, PhD
Archaeology Branch Chief

cc. Hawaii County Department of Public Works (public_works@hawaiicounty.gov)
Sanjeem Aziz ([REDACTED])
Mark Grant ([REDACTED])



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720

Hilo Office (808) 961-8331 • Fax (808) 961-8410

Kona Office (808) 323-4720 • Fax (808) 327-3509

May 11, 2026

TO:

Jeffrey W. Darrow - County of Hawaii – Planning Dept.
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT:

Use Permit Amendment Application (PL-USE-2026-000044)

Use Permit No. 14-000050

Applicant: Sure Foundation

Owner: Sure Foundation

Request: Amend Use Permit No. 14-000050 for a 4-Year Time Extension to Complete Construction (Condition No. 4) of a Church and Related Uses

TMK: (3) 2-3-036:022

This is to inform you that our records on file, relative to the status of the subject, disclose that:

- ☐ No Building permit was issued for work done on the premises.
- ☐ No building permit was issued for the change of occupancy.
- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
- ☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- ☐ The following violations(s) still outstanding:
 - ☐ Building
 - ☐ Electrical
 - ☐ Plumbing
 - ☐ Sign
- ☒ Others:

The Owner currently has obtained the requisite building permits per Hawaii County Code Chapter 5 Construction Administrative Code prior to initiation of construction for the proposed structure. No further comment.

This status report reflects Building Division records only and does not include information from other agencies.

Should you have any questions regarding matters contained herein, please feel free to contact Nathan Osorio at phone no. (808) 961-8466.