

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
KULANA FOODS, LTD. )  
from )  
The Non-Conforming Provisions )  
of the Zoning Code )  
in )  
Waiakea Homesteads, South )  
Hilo, Hawaii )  
\_\_\_\_\_ )

Variance No. 476

VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on October 28, 1976, considered the application of KULANA FOODS, LTD. for a variance from Chapter 8 (Zoning Code), Article 1, Section 9-B-1, Hawaii County Code, as amended, more specifically, to allow the relocation of a customer-service area and executive and inspectors' offices which were previously permitted by a Zoning Variance Permit to another location within the Kulana Foods meat plant site which is zoned for Single Family Residential (RS) uses. Also requested is a variance to allow the enlargement of these uses to occupy a greater area of land. The meat plant site is located approximately 1,000 feet north or Hamakua side of Kawaihani Street, Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-12:portions of 40 and 41.

The Commission has found:

That the granting of the variance will not be materially detrimental to the public welfare or injurious to improvements or property rights related to properties in the near vicinity. The request is merely to relocate the customer-service area and executive and inspectors' offices to another location within the property for safety reasons. These uses are presently situated within the existing slaughter and processing building. Therefore, it should be emphasized that since these uses already exist, there will be no substantial change in uses of the property should the request be granted. The present location of these uses requires the office personnel and customers to walk across a carcass loading dock with overhead rails and carcass breakdown stations. Activity on the loading dock does tend to create a hazardous situation not only for the customers but the employees as well. An onsite inspection of the

property also reveals that the loading dock area becomes quite slippery at times. It is therefore determined that the relocation of the customer-service area and the executive and inspectors' offices away from the slaughter and processing building will not only alleviate the present hazardous conditions, but would also increase efficiency in production due to the absence of customer traffic in the area. The insurance company also expressed similar concerns in regards to public and employees' safety, and recommended that the present uses be relocated to another location away from the production area.

Furthermore, since the customer-service area and executive and inspectors' offices already exist within the Kulana Foods meat plant complex and were previously allowed through an Interim Variance, to deny this particular request would somewhat interfere with the best manner of development of the subject property. If the variance is denied, these uses may still exist at its present location, although under very hazardous conditions. As such, it is determined the proposed relocation of these uses will further upgrade the existing operation as it will provide for a more efficient work area within the slaughter and processing building. It is felt that the granting of this particular variance for the purpose of relocating of the customer-service area and executive and inspectors' offices would, in essence, provide for the health, safety and welfare of all concerned.

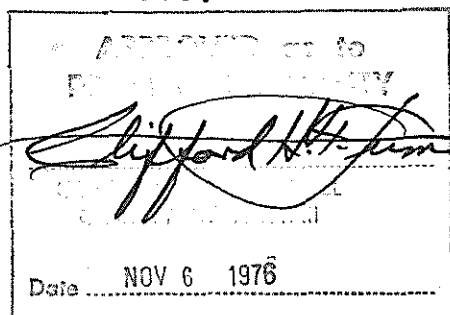
Therefore, the Commission hereby grants to the applicant a variance to allow the relocation of a customer-service area and executive and inspectors' offices to another location within the Kulana Foods meat plant site. Also granted is a variance to allow the enlargement of these uses to occupy a greater area of land, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions:

1. That construction of the new addition commence within one (1) year from the effective date of approval of the Variance Permit and be completed within two (2) years thereafter.
2. That Parcels <sup>40 and 41</sup> be consolidated within six (6) months from the effective date of approval of the Variance Permit.
3. That all applicable rules and regulations, including the Plan Approval process, be complied with.

Should these conditions not be met, the Variance Permit shall be deemed null and void.

The effective date of this permit shall be from October 28, 1976.

Dated at Hilo, Hawaii, this 15th day of November, 1976.



Leon K. Sterling, Jr., Chairman