

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 187

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL (CG-7.5) AT PIIHONUA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-13:25.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29(oo). The district classification of the following area situated at Piihonua, South Hilo, Hawaii, shall be General Commercial (CG-7.5):

Beginning at a point at the North corner of this parcel of land and on the Southwest side of Kinoole Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI", being 3010.37 feet North and 2602.24 feet East, thence running by azimuths measured clockwise from true South:

- | | | | |
|----|------|-----|---|
| 1. | 328° | 55' | 35.29 feet along the Southwest side of Kinoole Street; |
| 2. | 52° | 20' | 108.00 feet; |
| 3. | 50° | 43' | 77.87 feet; |
| 4. | 144° | 18' | 132.00 feet to a point on the Southeast side of Waianuenue Avenue; |
| 5. | 236° | 48' | 95.12 feet along the Southeast side of Waianuenue Avenue; |
| 6. | 328° | 55' | 80.00 feet; |
| 7. | 236° | 48' | 100.00 feet to the point of beginning and containing an area of 15,381 square feet. |

"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) construction of the proposed improvements commence by the applicant within one (1) year from the effective date of approval of the change of zone and be completed within two (2) years thereafter; and (B) other applicable rules and regulations, including the "Plan Approval" process be complied with. Should any of the foregoing conditions not be met, rezoning of the property to its original zoning designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:



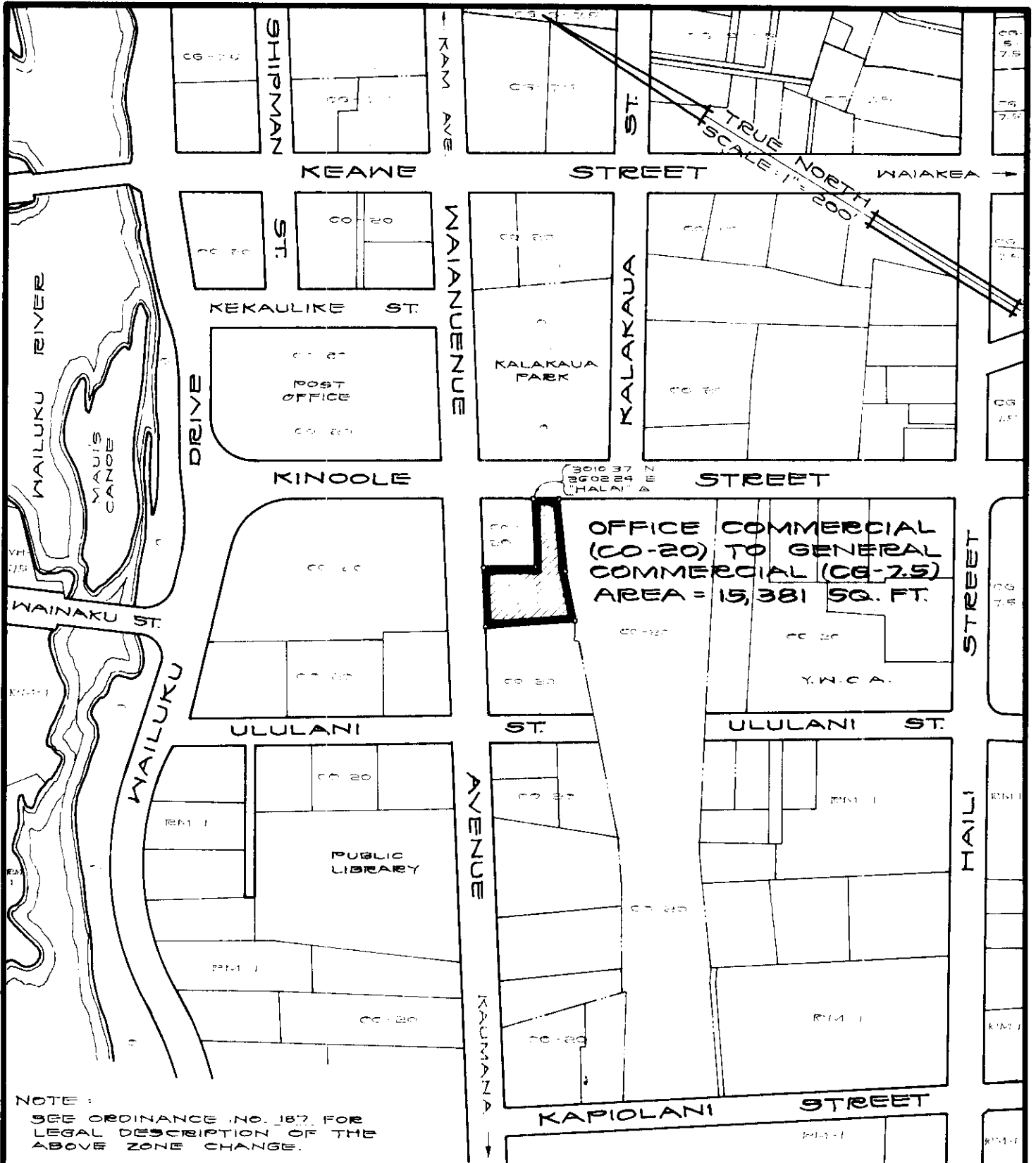
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 20, 1976

Date of Adoption: February 6, 1976

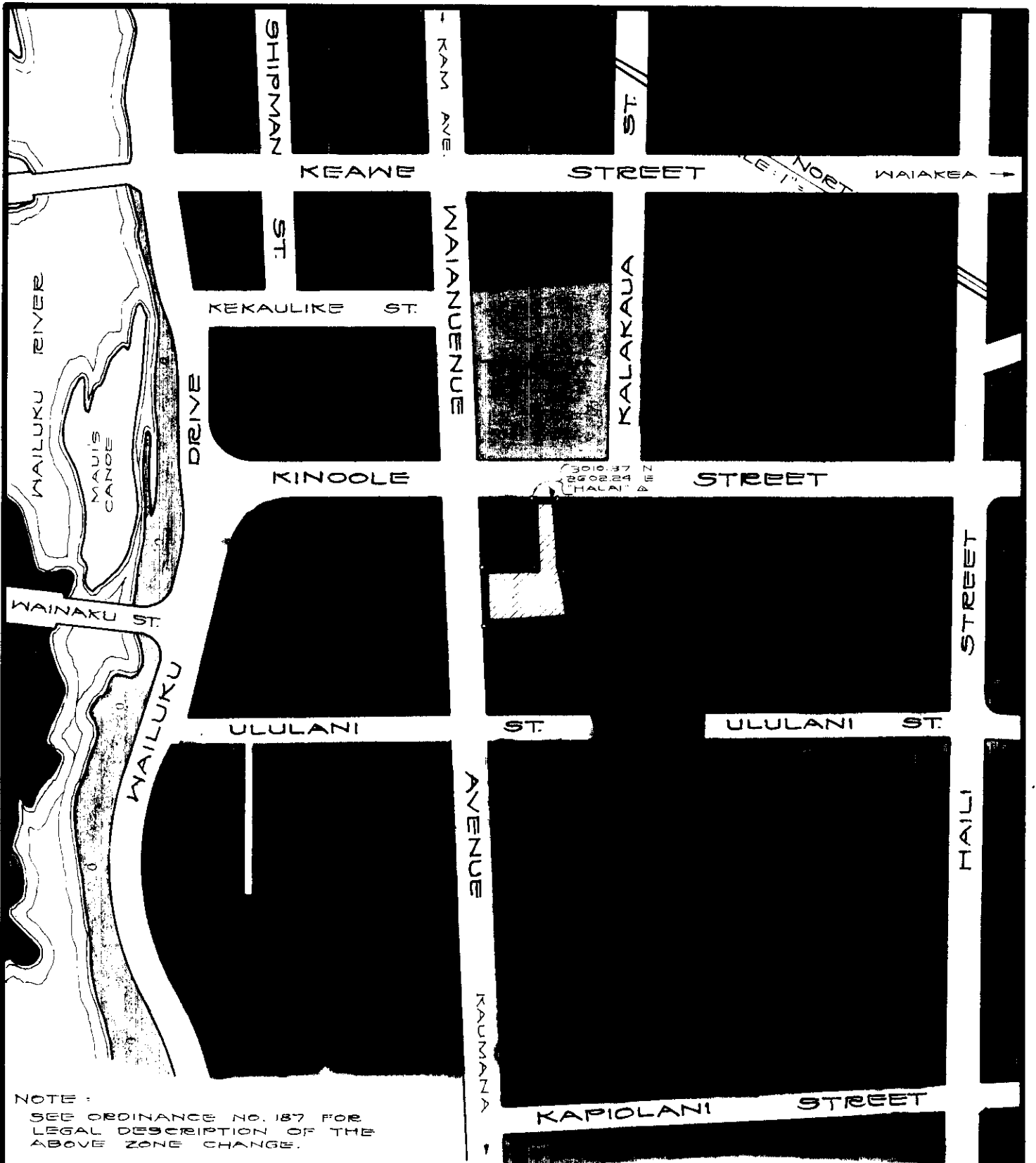
Effective Date: February 17, 1976



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 41 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL (CG-7.5) AT PIIHONUA, SOUTH HILO, HAWAII.

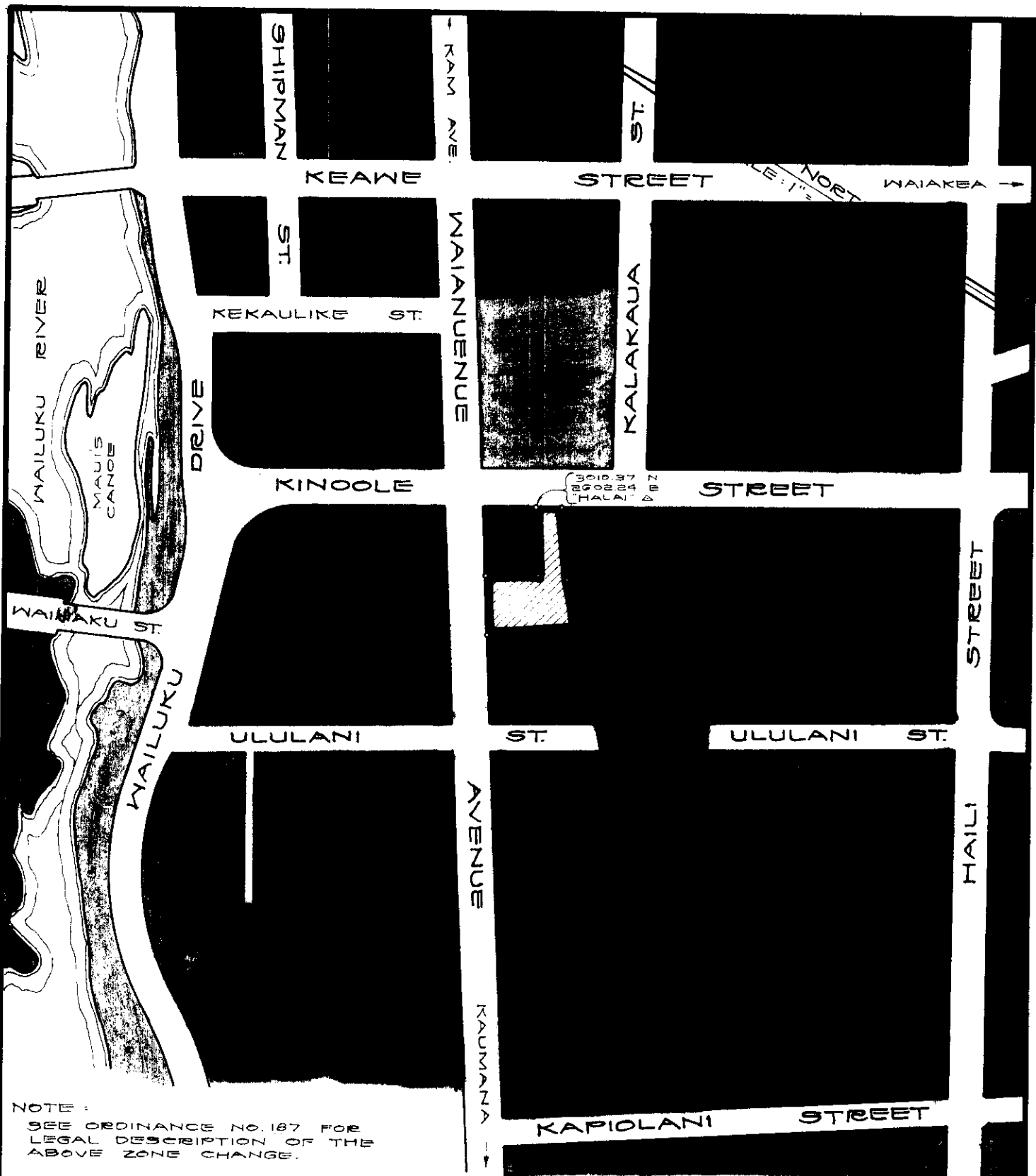
DATE OF PUBLIC HEARING: NOV. 20, 1975
 DATE OF APPROVAL: FEB. 17, 1976
 ORDINANCE NO. 187
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



AMENDMENT TO THE ZONING CODE

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NOTE:
 SEE ORDINANCE NO. 187 FOR
 LEGAL DESCRIPTION OF THE
 ABOVE ZONE CHANGE.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 41 OF CHAPTER 8 (ZONING CODE),
 ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE
 MAP, CHANGING THE DISTRICT CLASSIFICATION FROM
 OFFICE COMMERCIAL (CO-20) TO GENERAL COMMERCIAL
 (CG-7.5) AT PIHONUA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: NOV. 20, 1975
 DATE OF APPROVAL: FEB. 17, 1976
 ORDINANCE NO. 187
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

TMK: 2-3-13:25

NOV. 21, 1975

EXHIBIT "A"

Hilo, Hawaii
Date: January 20, 1976

| FIRST READING | | | |
|---------------|------|------|-----|
| | AYES | NOES | A/E |
| Carpenter | X | | |
| De Luz | X | | |
| Fujii | X | | |
| Hisaoka | X | | |
| Kawahara | X | | |
| Lai | X | | |
| Levin | | X | |
| Yadao | X | | |
| Yamada | X | | |
| | 8 | 1 | |

Publication Date: Jan. 23, 1976

Hilo, Hawaii
Date: February 6, 1976

| SECOND & FINAL READING | | | |
|------------------------|------|------|-----|
| | AYES | NOES | A/E |
| Carpenter | | | X |
| De Luz | X | | |
| Fujii | X | | |
| Hisaoka | X | | |
| Kawahara | X | | |
| Lai | X | | |
| Levin | | X | |
| Yadao | X | | |
| Yamada | X | | |
| | 7 | 1 | 1 |

Publication Date: Feb 23 1976

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.

APPROVED
CLIFFORD H. JAMES
Clifford H. James

Robert M. Yamada
Council Chairman

Ted J. Suzuki
County Clerk

Approved/Disapproved this 14th day of
February, 1976

Akiko Matayoshi
Mayor, County of Hawaii

Bill No. 199
Reference: C-1671/PRDLC-66
M.B. No. 184, 1872
Ord. No. 807

CHANGE OF ZONE: GEORGE BAKER

The applicant, George Baker, is requesting a change of zone for 15,381 square feet of land from an Office Commercial - 20,000 square foot (CO-20) to a General Commercial-7,500 square foot (CG-7.5) zoned district. The property involved is the present Dairy Queen Drive-In site located along Waianuenu Avenue and Kinoole Street, adjacent to the Phillips 66 Service Station, Piihonua, South Hilo (TMK: 2-3-13:25).

In request^y of the change of zone, the applicant intends to expand and improve the existing facility. The present office commercial zone does not allow drive-in restaurants. As such, the present non-conforming use and structure cannot be expanded.

The General Plan land use pattern allocation guide map designates the area for high density urban development. This designation may allow general and office commercial uses.

The Hilo Downtown Development Plan (Hilo DDP) also designates the area for retail service uses. The Hilo DDP states that the portions mauka of Kinoole Street along Kinoole Street and Waianuenu Avenue are expected to continue being used for conveniences and secondary shoppers' goods outlets and service. The Hilo Community Development Plan designates the area for the request CG-7.5 zone.

The land in question is presently used for a Dairy Queen Drive-In. Adjacent to ~~en~~ both sides of the property are service stations. Other land uses in the area include the Hilo Hotel Complex, Post Office, professional offices and ~~the~~ Kalakaua Park.

The Commissioners will recall that a similar request by Maude Chang was recommended favorably to the County Council. The Chang property is located mauka of the area in question, approximately 430 feet away.

All essential utilities are available to the area.

The Department of Fire commented that "Being an existing restaurant type facility, whatever improvements or additions will not grossly affect our fire operations. All service facilities are existing."

The Department of Public Works stated that "Additions or change of occupancy will require the structure to meet all requirements of the present UBC. Change from Dairy Queen to Take-Out Service is not a change of occupancy by UBC standards."

The Department of Research and Development had the following comments:

"The subject property is already in use as a drive-in type of operation. It is the owners intent to improve this property and maintain a similar type of food service operation. We recommend approval of this application for the following reasons: 1) The use of the property will be essentially the same as existing operations; 2) It is consistent with overall goals embodied in the General Plan and Hilo Downtown Development Plan; and 3) It is well suited physically to maintain its operations."

Mequmi Kon, Deputy Managing Director, had the following comments: (Refer to his letter)
All other cooperating agencies had no comments to or objections on the subject request.

In support of the request, the applicant has stated the following: (READ APPLICANT'S REASONS)

300

M E M O R A N D U M

To: Planning Department Date: November 3, 1975

From: Megumi Kon, Deputy Managing Director

Subject: Change of Zone Application
CO-20 to CG-7.5 (Baker, Owner)
TMK: 2-3-13:25

From the perspective of Hilo downtown planning implementation, this request for a zone change has numerous positive aspects.

For 25 years this Dairy Queen business on the Baker property has been in operation, so people in the area and the environs are used to the operation.

The downtown area particularly needs all the retail business focal points it can get within reason to regain or retain commercial activity momentum, and this site and its attendant food service use would continue to be a business-generator. Conversely, denying the zone change request would remove the popular food service use forcing much delay as another use (and subsequent construction) would be necessitated.

Traffic going mauka on Waianuenue has been a problem for this site especially the left-turn-against traffic. However, the recent removal of curb-side parking stalls in the immediate vicinity has immeasurably improved that situation allowing a through lane even when vehicles attempt left turns there.

It is hoped that any improvements or alterations in the existing structure be done with care with more landscaping than the superficial attempt which now exists.

Even if the use were changed from the food service type now existing to other general commercial high intensity uses, the location and size of the parcel appears prime enough that other CG uses could only help to enhance the downtown area.

DT

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Re: Applicants Reasons For Requesting A Change In Zone

The intent and purpose of the request for a change in zone are to expand and improve the existing facility located on the parcel and to operate a take-out type retail restaurant for both pedestrian and drive-in customers. It would essentially be a continuation of the existing operation with an expanded menu selection.

The existing building would be renovated to provide a storage room on the mauka side of the building, a more comfortable covered seating area on the makai and rear side, facade dress-up and better space arrangement for cooking and storage equipment.

A study of alternative uses for the parcel showed that there is a need in the vicinity of the parcel for a quick-service take-out type restaurant serving lower priced meals and snacks. The success of the existing operation substantiates this conclusion. The location of the parcel relative to places of employment and traffic pattern makes it a convenient site for a take-out restaurant.

The General Plan goal for commercial areas is to provide for commercial developments that maximize convenience to users. The above stated description of the applicants proposed use shows that the intent and purpose of the request for change in zone is consistent with the General Plan goal.

The first General Plan policy states in part that "the key to the success of these kinds of program is active and sustained participation from communities and businesses." The applicant, as a downtown landowner has followed the formulation of the Downtown Plan with much interest. The applicant desires to contribute towards this policy through the physical improvement of his property and to continue a viable operation. The request for zone change would allow the applicant to make such a contribution.

It is consistent with the policy regarding necessary services such as water, utilities, etc., since all such services required for the proposed operation are presently available to the site.

The request for change in zone is in accord with the recommended land use (convenience and secondary goods) designated in the Downtown Plan for the area in which the parcel is located.

George N. Baker

George N. Baker
President

October 9, 1975

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Re: Transmittal Letter

Enclosed are required copies of our application for change of zone for parcel TMK: 2-3-13-25, located at the Puna-mauka corner of Kinole Street and Waiianuenue Street, South Hilo, Hawaii.

Your early review and favorable action on the application will be appreciated.

George N. Baker

George N. Baker
President

A. P. Baker, Inc.
1041 Horner Street
Honolulu, Hawaii 96819

APPLICATION FOR CHANGE OF ZONE

COUNTY OF HAWAII

PLANNING DEPARTMENT

APPLICANT: George N. Baker

APPLICANT'S SIGNATURE: George N. Baker

ADDRESS: 1041 Horner Street Honolulu, Hawaii 96819

TELEPHONE: 845-0753

REQUEST FROM: C. O. TO: C. G.

TAX MAP KEY: 2-3-13-25 AREA OF PROPERTY: 15,381 sq ft
(size of parcel)

OWNER: A. P. Baker, Inc.

OWNER'S SIGNATURE: George N. Baker President

APPLICANT'S INTEREST, IF NOT OWNER: NA
(If lessee, must be for at least another 5 years from date of application)

APPLICANT'S REASONS FOR REQUESTING A CHANGE OF ZONE *(Please attach)*

1. Please explain how the requested change of zone would be consistent with the goals, policies, and courses of action *(if applicable)* of the General Plan document. Also, please indicate specifically which goals, policies, and courses of action are involved. *(Copies of the General Plan document are available at public libraries and at the Hawaii County Planning Department.)*
2. Please state any other reasons for your request.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (1) 16 copies of the completed application form.
- (2) 16 copies of a location map.
- (3) 16 copies of a site plan with existing and proposed uses (e.g., structures, topography, proposed subdivision).
- (4) 1 copy of appropriate questionnaire.
- (5) any additional information.
- (6) \$100.00 processing fee.

FOR OFFICIAL USE:

Date Received _____
Director's Action _____
Prelim. Hearing _____
Public Hearing _____
To Council _____

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

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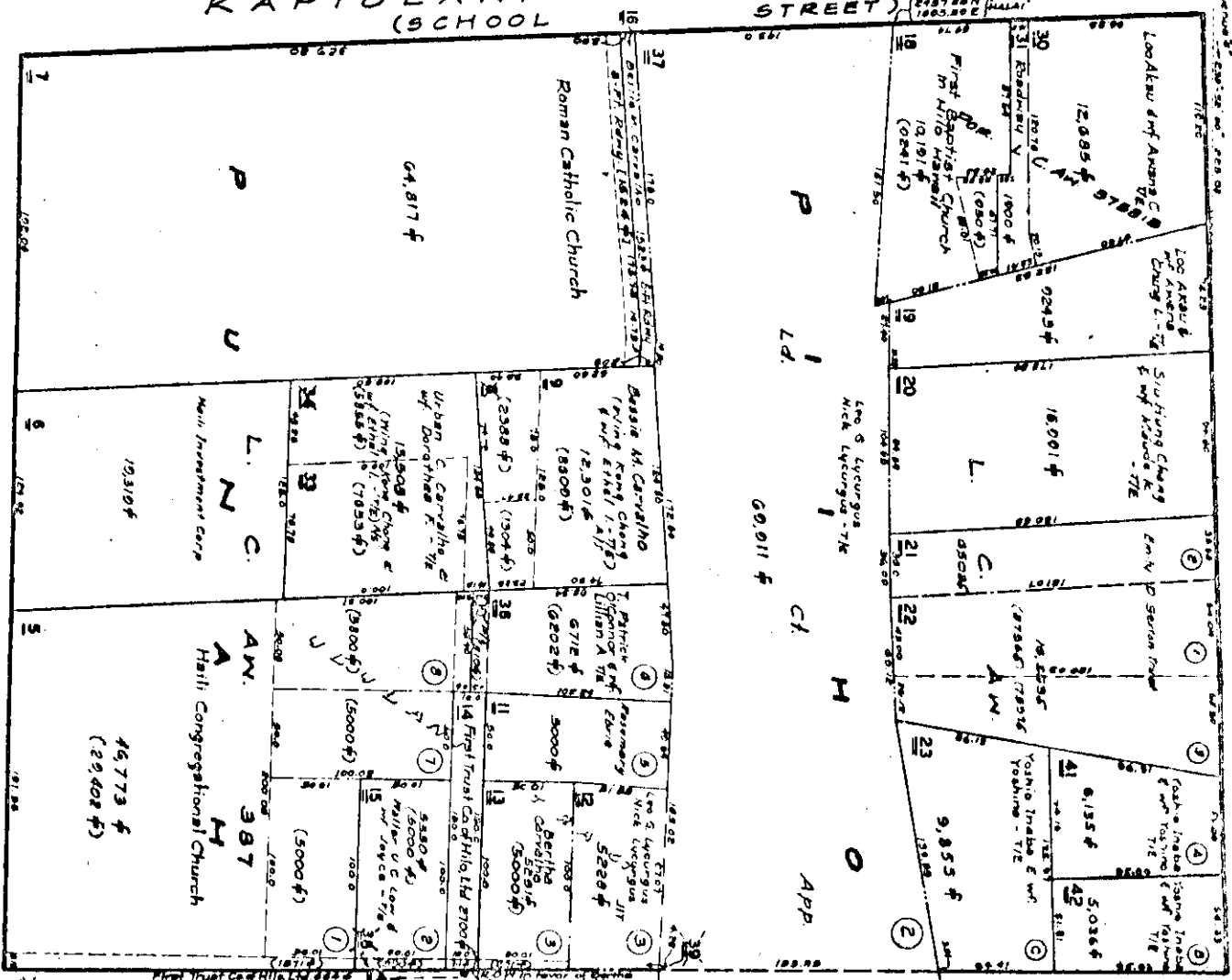


George N. Baker
President

PLAT 10

KAPIOLANI (SCHOOL STREET)

STREET (EASTERN HALL)



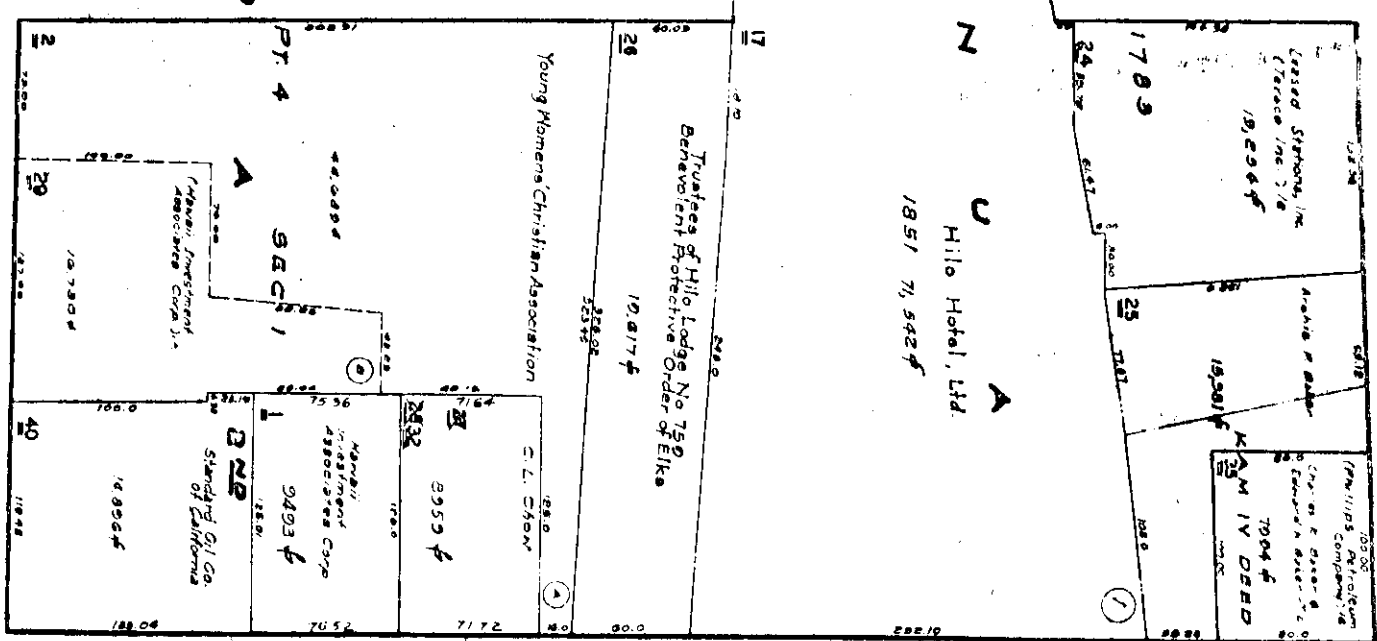
P I L D. 60,911 ± CH H O APP.

H A I L I I

(CHURCH

PLAT 12

ULULANI ST.



1851 7/1, 542 ± Hilo Hotel, Ltd.

STREET

KINOOLE (PITMAN ST.)

STREET

PLAT 08

KALAKA (KING

KALAKA

PLAT 06

MAJOR LAND USES

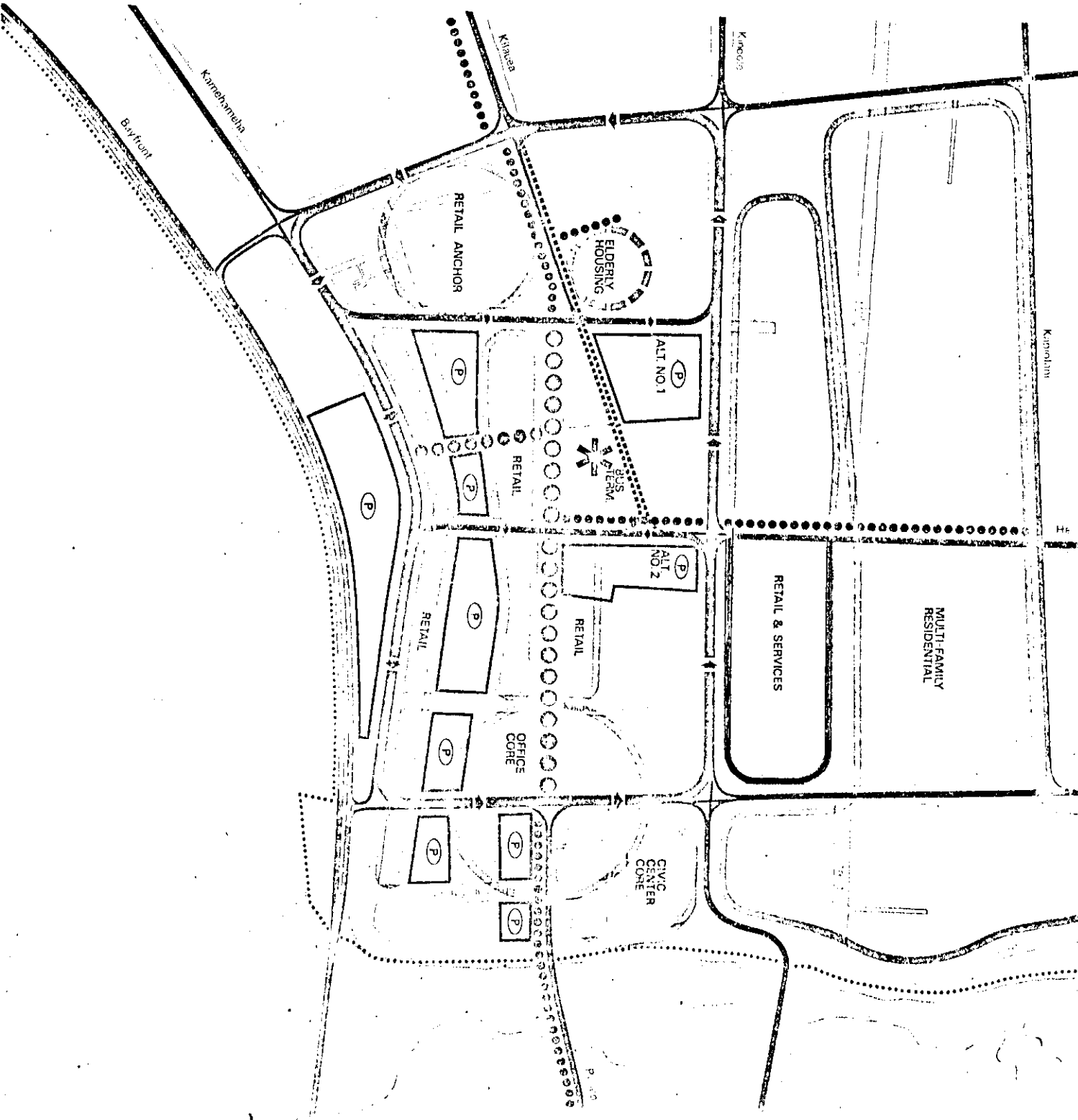
PARKS

VEHICULAR CIRCULATION

TRANSIT LANES

PEDESTRIAN CIRCULATION

PUBLIC PARKING



ATTACHMENT

Commercial, RM, Resort, & Industrial

PLANNING DEPARTMENT
County of Hawaii

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? No

If yes, please answer the rest of question 1 and then to question 3.

a. How many acres of the requested area do you intend to subdivide? _____

b. Into what lot sizes? _____

c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? _____

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

a. Sell or lease the land to someone who has firm plans? No

b. Sell or lease the land to someone who has tentative plans? No

c. Sell or lease the land to someone who has no plans? No

d. Keep it? Yes

e. Other (please state)

- f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. What specific building plans do you have for the subject land? Include in your answer the following: type of building (apartment, office, launderette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

The applicant intends to improve and modify the existing "Dairy Queen" building and use it for a fast order drive-in type restaurant operation. The renovation will not be a major one and will be financed through the applicants own resources or his normal banking resources. Construction can commence immediately upon completion of renovation drawings, approximately 30 days after approval of zone change request.

The renovation will primarily be the addition of a small storage area on the mauka side of the existing building, rearrangement of food storage and preparation equipment and appliances, canopy addition and improvement to outside seating area, general improvements to facade and repainting.

4. Have you performed any study which would demonstrate a need for your proposed building and/or development?

Yes

If so, please elaborate on your findings in the space provided below.

No formal study report has been prepared. However the applicant has carefully studied the feasibility for a drive-in restaurant versus alternate uses for the site. Indications are that there is a demand and good probability that the demand will continue, for drive in type restaurant in the applicants site area.

The current and past performance of the existing operation indicate a strong demand for such service. At present there is no restaurant in the near vicinity of the existing operation where a relatively lower priced meal or snack maybe obtained quickly.

The location of the site and the availability of ample parking provide conveniences which many consumers desire. The long range plan for downtown Hilo encourages office type uses in the Hamakua end of town. Should such uses materialize, the demand for quick-service, lower priced meal served in a pleasant place will be in much demand.

5. Have you performed any study which discusses the environmental impacts your request would have on the surrounding area and/or the County? No

If so, please elaborate on your findings in the space provided below.

6. Are there any buildings on the subject area? Yes
If so, what kind?

Hollow tile one story flat roof structure housing existing Dairy Queen type drive-in service.
What do you intend to do with those buildings if your request is approved?

See question 3.

7. Is the subject land currently being used for any agricultural activity? No

If so, please list the kinds of products grown and on how many square feet or acres of land per product?

8. To your knowledge, has there been any flooding and/or drainage problem on the subject area? No

If so, please describe the problem.

9. Do you think that the roads leading to the subject area needs improvements? No

If so, what kind?

Is the road adequate for the proposed traffic volume or load? Yes

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

| | <u>Yes</u> | <u>No</u> |
|----------------------------|------------|-----------|
| a. Schools | _____ | <u>X</u> |
| b. Roads | _____ | <u>X</u> |
| c. Sewer | _____ | <u>X</u> |
| d. Drainage | _____ | <u>X</u> |
| e. Police protection | _____ | <u>X</u> |
| f. Fire protection | _____ | <u>X</u> |
| g. Recreational Facilities | _____ | <u>X</u> |
| h. Public Utilities | _____ | <u>X</u> |
| i. Other | _____ | <u>X</u> |

For those checked "yes" please elaborate what type or kinds of improvements and/or assistance are needed.

11. Have you performed any historical sites study and/or survey of the subject area? If so, what were the results? Please, also, submit a copy of the study together with this change of zone supplement.

No. The parcel is fully built-up with a structure of no historical value and asphalt paving in remaining area.

Signature George N. Baker

Address 1041 Horner Street Honolulu, HI 96819

Telephone 845-0753

Date _____

9. Do you think that the roads leading to the subject area needs improvements? No

If so, what kind?

Is the road adequate for the proposed traffic volume or load? Yes

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

| | <u>Yes</u> | <u>No</u> |
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| a. Schools | _____ | <u>X</u> |
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Date _____

Bill No. 199 - 1976

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This Bill amends The City of Hilo Zone Map of the Zoning Code.

Date Introduced: January 20, 1976

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on January 20, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CLERK
COUNTY OF HAWAII

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Ted Sugioka

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COUNTY OF HAWAII

ORDINANCE NO. 187
(Bill No. 199-1976)

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Date Approved: February 6, 1976
Date Effective: February 17, 1976


Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on February 6, 1976, by the following aye and no vote:

AYES: Councilmen De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 7.

NOES: Councilman Levin - 1.

ABSENT AND EXCUSED: Councilman Carpenter - 1.



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 187
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NOES: Councilman Levin - 1.
ABSENT AND EXCUSED: Councilman Carpenter - 1.

TED T. SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

Ted T. Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi
County of Hawaii
Hilo, Hawaii

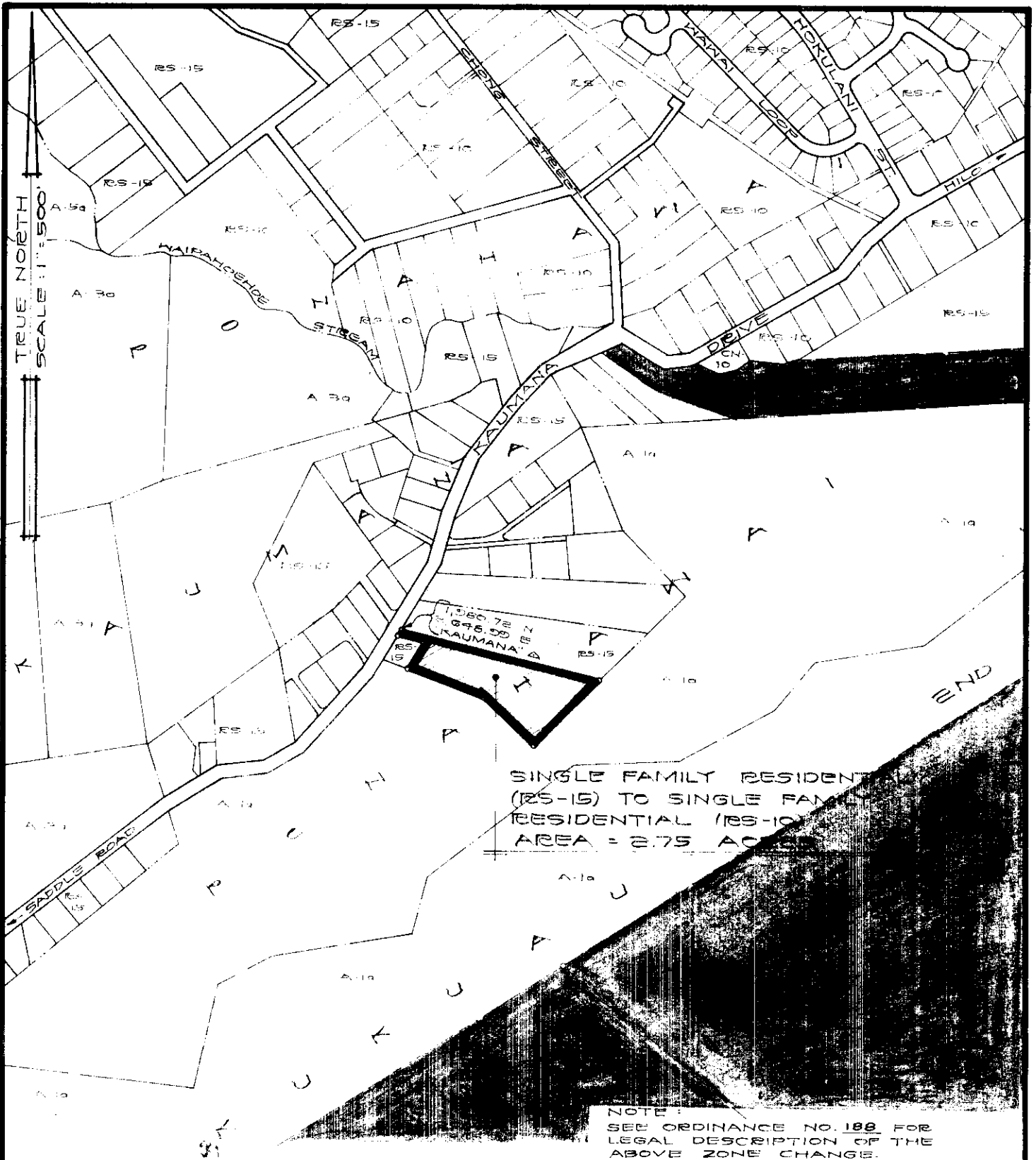
I hereby transmit Ordinance Bill No. 199
passed by the County Council on second and final
reading.

A handwritten signature in cursive script, reading "Ted T. Suzuki". The signature is written in dark ink and is positioned above the printed name of the County Clerk.

COUNTY CLERK

Encl.

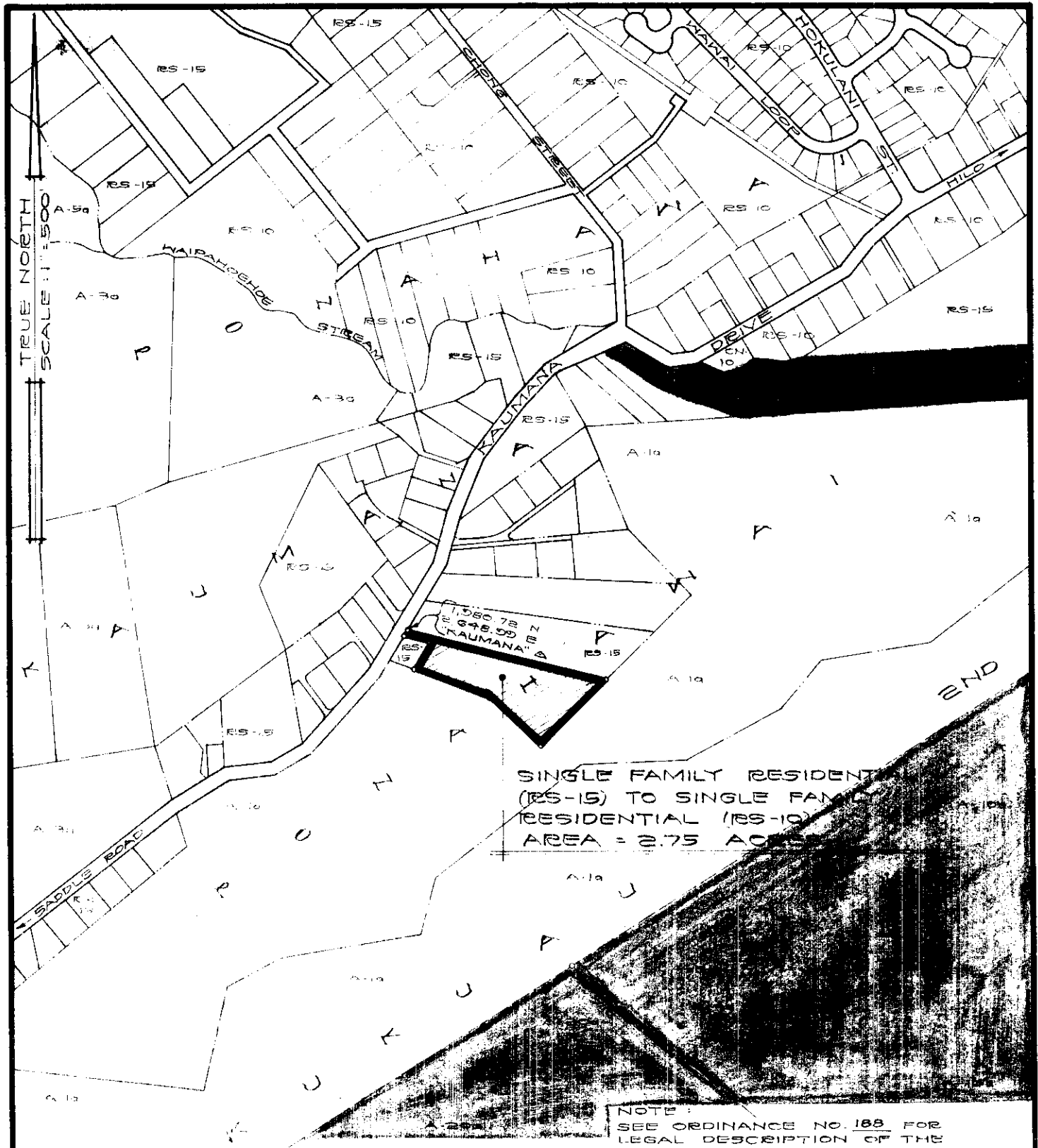
Dated: _____



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 42 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAWAI, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: NOV. 20, 1975
 DATE OF APPROVAL: FEB. 17, 1976
 ORDINANCE NO. 188
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



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TMK : 2-5-27 : 1

NOV. 24, 1975

EXHIBIT "A"

CHANGE OF ZONE: DWIGHT MITSUNAGA

BACKGROUND

The applicant, Dwight Mitsunaga, is requesting a change of zone for 2.75 acres of land from a Single Family Residential - 15,000 square foot (RS-15) to a Single Family Residential - 10,000 square foot (RS-10) zoned district. The property is located on the Puna side of Kaumana Drive approximately 1,500 feet mauka of the Chong Road-Kaumana Drive junction in Ponahawai, South Hilo, (TMK: 2-5-27:1).

The applicant is requesting the change of zone to construct four (4) additional single-family dwellings on this parcel.

This is the same property for which a variance was granted by the Planning Commission on July 17, 1975, for the construction of an 8th single-family dwelling in lieu of the maximum allowable of seven (7) units based on the RS-15 zoned district. Should the change of zone to RS-10 be approved, then the variance will become null and void. As such, under the requested RS-10 zone, eleven (11) rather than twelve (12) units will be allowed. To construct four (4) additional units on the property will necessitate another density variance (119,790 square feet - 210 feet short).

The General Plan Land Use Pattern Allocation Guide Map designates the area for Low Density Urban Development. Such a designation may allow single-family residential uses at a maximum density of four (4) units per acre.

The Hilo Community Development Plan (Hilo CDP) recommends that the subject area be retained at its present RS-15 zone. As such, should the change of zone be granted, the Hilo CDP also would have to be amended by the Planning Commission to reflect a RS-10 zone.

Presently, there are eight (8) dwellings under construction on the subject parcel. These houses are being built in conjunction with a housing rental program to provide housing for low and moderate income groups in the County. The additional structures proposed to be constructed will be operating under this same program.

Surrounding land uses are primarily single family residences. There is a vacant and overgrown State owned parcel adjacent to the east and south sides of the subject parcel. This parcel is in an A-1a zoned district. The remaining adjacent areas, which are built up with houses, are designated as RS-15. Other zones in the near vicinity include A-3a, A-5a, A-20a, 0 and CN-10. The closest RS-10 zoned land is located approximately 130 feet makai of the property. The parcel is also situated in the vicinity of the Kaumana Cave.

Access to the proposed development will be off Kaumana Drive which presently is a fifty (50) foot right-of-way with a twenty (20) foot pavement. The road is proposed to be widened to a sixty (60) foot right-of-way. The access road to the housing area will be via a fifty (50) foot easement through the State owned lands south of the property. Regarding this easement, Harold I. Kurihara, Development Administrator of the Hawaii Housing Authority, in a letter to Bert Mitsunaga, stated that "The Commissioners of the DLNR granted the above referenced easement to the Hawaii Housing Authority at their August 29, 1975 meeting".

All essential utilities are available to the subject property.

Upon review of this request the Department of Health commented that "The approval of this request is subject to the condition of

signing of attached statement by each individual prospective homeowners or contractor at the time of building permit." The attached statement reads as follows:

"The approval of the construction of a cesspool for this project is subject to the following condition:

The owner assumes all financial responsibility originating from the trial and error method of finding a suitable location of the cesspool which does not result in draining pollutants into the cave system by:

- (1) Direct contact with the caves, or
- (2) Possible contact with the caves through cracks, smaller lava tubes and caverns.

This condition became necessary to protect nearby deep wells from pollution and to protect the safety of the users of the cave system for recreational or any other purpose.

I am aware of this problem and in agreement with the above condition."

The Department of Water Supply commented that "We have no adverse objection to this change of zone application. However, since construction of the water system has commenced for the original 8 single family residential units, we would appreciate reviewing, our approval, the revised construction plans should this rezoning be approved."

The following comments were received from Meg Kon, Deputy Managing Director:

"The Hawaii County Housing Agency has been working with the applicant to make the eight (8) single family houses

presently under construction available to families qualifying under the County's Section 8 rental assistance payment program. Single family rental units are the type of units most desired by renters. However, because of high development cost, very little new single family units are being placed on the market. The Housing Agency encourages the applicant's type of development because it not only adds to the supply of housing but gives low income families a choice of housing type normally not within their reach.

The rezoning request appears to be consistent with the objectives and policies of the residential and housing elements of the General Plan. The applicant intends to construct the additional 4 units possible under the requested zoning immediately upon approval. Applicant is willing to make the 4 additional units available to low income families eligible for Section 8 assistance. Strongly recommend approval of the requested zone change.

Since a variance from the land area requirement was previously granted to allow the construction of 8 houses under RS-15 zoning, if the rezoning request to RS-10 is approved, I hope that another variance would not be necessary to construct the additional 4 houses."

The Department of Research and Development had the following comments to offer:

"Regarding the above mentioned subject, we recommend approval of changing the zone from RS-15 to RS-10 which would allow for a higher density development. As mentioned by the applicant,

the total development of twelve single-family dwelling units will be leased by the Hawaii Housing Authority who in turn will lease it to tenant-clientele. We feel that the provision of safe attractive housing units for low and moderate income families in the Hilo area is needed. This development is geared towards meeting this overall need."

All other cooperating agencies had no comments on or objections to the subject request.

In support of the request, the applicant had the following comments:

(READ MITSUNAGA'S LETTER)

The following letter addressed to the applicant from Yoshio Yanagawa, Executive Director of the Hawaii Housing Authority has been submitted:

(READ YANAGAWA'S LETTER)



BERT. S. MITSUNAGA, GENERAL CONTRACTOR
3572 Nipo St., Honolulu, Hawaii 96822

Received AUG 1 1974

Date _____

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
HAWAII HOUSING AUTHORITY
P. O. BOX 3024K 17907
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

July 30, 1974

IN REPLY REFER

TO: 546-167/1814

Mr. Bert S. Mitsunaga
General Contractor
3572 Nipo Street
Honolulu, Hawaii 96822

Dear Mr. Mitsunaga:

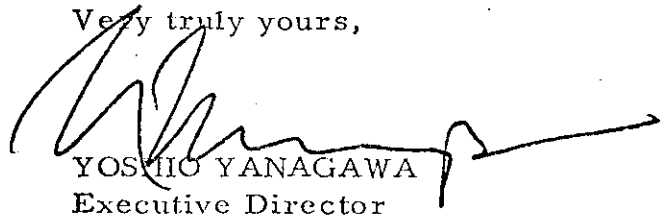
Re: Kaumana Project

This is to acknowledge receipt of your letter dated July 10, 1974, and our conversation in my office on July 25, 1974 regarding an increase in the number of rental units at the above-referenced project.

We have since then scanned our listing of applications and have determined that there is a need for three bedrooms in this locale. Therefore, we support your request for an increase in the number of units to be built from 8 to 12 units. Consequently, on the basis of your completing the project, we will lease the 12 units from you to be subleased to our tenant-clientele.

Thank you for considering our agency in our quest to provide safe, decent and sanitary housing for the low-income family. "

Very truly yours,



YOSHIO YANAGAWA
Executive Director

CC: Mr. Raymond Suefuji
Mr. Megumi Kon