



STATE OF  
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
**LAND USE COMMISSION**

P. O. BOX 2359 • HONOLULU, HAWAII 96804

August 9, 1971

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Governor

SHELLEY M. MARK  
Director Department  
of Planning and Economic  
Development  
Goro Inaba  
Commission Chairman

RECEIVED  
COUNTY PLANNING  
AUG 16 1971  
Date: \_\_\_\_\_  
File No.: LUC-187

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Hawaii Planning Commission  
25 Aupuni Street  
Hilo, Hawaii 96720


Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on August 7, 1971, the Land Use Commission voted to approve a special permit to Victor Lund, et al (SP71-101) to establish an intermediate care facility for the aged at Waiakea Homesteads, South Hilo, Hawaii on a 3-acre parcel identified by Tax Map Key 2-4-03: parcel 52, subject to the conditions set forth by the Hawaii Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

  
TATSUO FUJIMOTO  
Executive Officer

Encl. - Map and  
Staff Report  
cc: Victor Lund  
Hawaii Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII  
LAND USE COMMISSION

Kauai Public Library  
Lihue, Kauai

August 7, 1971  
10 a.m.

STAFF REPORT

SP71-101 - VICTOR LUND, ET AL

The records and proceedings of a special permit request by Victor Lund to establish an intermediate care facility for the aged and retired on 3 acres of land situated in the Agricultural District at Waiakea, South Hilo, Hawaii, have been forwarded by the Hawaii County Planning Commission.

The property is described as TMK 2-4-03: parcel 52 and fronts the north side of Kawailani Street approximately 1,300 feet west of its junction with Komohana Street. The Hilo Urban District boundary lies only 300 feet away to the east. Land uses in the nearby Urban District include the Komohana Street Lots and the Komohana Gardens Subdivision, which are subdivided but substantially undeveloped. A single-family dwelling is situated in the Agricultural District between the subject parcel and the Urban District. Another dwelling lies directly across the street from the property. However, the predominant land uses in the Agricultural District include grazing and vacant lands.

Detailed land classification by the Land Study Bureau shows that the land is rated "C" or fair for overall

agricultural use. Soils are moderately deep, stony, well drained, 0 to 20 percent slope, and poorly suited for machine tillage; and, the rainfall ranges from 125 to 175 inches annually. The elevation is approximately 450 feet above sea level.

The Water Department has advised that water is available from the inlet line to the Kawaiilani Tank situated 400 feet away. The petitioner is willing to make the necessary improvements to get the water connection. Electricity and access are available from Kawaiilani Street.

According to the petitioner, the proposed intermediate care facility would house the growing number of senior citizens who are able to care for themselves but who do not care to live alone. Meals, laundry services, and nursing care will be provided. However, persons requiring the intensive care provided by hospitals will not be included. The petitioner submits that the facility would not be detrimental to the surrounding area but would instead add to the appearance and general welfare of the community. Other such facilities operated by the petitioner in various parts of the United States have met with much success.

At the public hearing held by the County Planning Commission on May 20, 1971, Dr. James Dutro, representing

the petitioner, testified that:

1. The proposed facility would comprise approximately 70,000 square feet and would contain about 200 beds.
2. It will be open to the general public although the Seventh Day Adventist Church will operate the facility. The Castle Memorial Hospital on Oahu is an institution operated by that church.
3. Since the majority of the people are referred by State agencies, such as the Department of Social Services, the fee schedule will be largely determined by the State since certain fees are set for a certain type of care. However, there will be more plush accommodations for people desiring them.

Mr. A. G. Streifling, President of the Hawaiian Mission of the Seventh Day Adventist Church, urged that the Planning Commission approve the special permit.

However, Mr. John Tan opposed the request and suggested that the facility be established in the Mohouli area on State land. Further, the Planning Commission noted a letter opposing the request from Alexnader Wung, but this letter has not been transmitted.

## COUNTY RECOMMENDATION

At its meeting on May 20, 1971, the Hawaii County Planning Commission voted to recommend approval of the special permit based on the following findings:

- "1. That such use will not be contrary to the objectives of the Land Use Law and Regulations.
- "2. That the surrounding property will not be adversely affected.
- "3. That such use will not burden public agencies.
- "4. That unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established to justify this request.
- "5. That the site is unsuited for intensive agricultural use.
- "6. That the proposed use will not substantially alter the character of the surrounding area.
- "7. That the proposed use is in the best interest of the public welfare."

subject to the following conditions:

- "1. That Item Sub-Part E-2.24 (c) of the Land Use Regulations be first met.
- "2. That the development be in accord with all other pertinent regulations of the State and County including 'Plan Approval'.
- "3. That construction begin within one year of approval by the State Land Use Commission should the body approve this application, or the permit shall be declared void."

It is noted by the staff that 2.24 (c), Sub-Part E of the State Land Use District Regulations, states:

"Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection."

An evaluation of the request supports the County's findings that it substantially meets the guidelines for determining an "unusual and reasonable" use in the Agricultural District. It is therefore recommended that this request be approved subject to the County's conditions.