

June 26, 1975

Dr. Richard Adler
60 Kahoa Street
Hilo, Hawaii 96720

Re: Special Permit Application - Proposed Medical Clinic
TMK: 1-5-07: Portion of 69

This is to inform you that the Special Permit granted on June 4, 1974 was approved subject to several conditions. Condition no. 2 stated "that the construction of the medical clinic building commence within one (1) year of the date of approval of the Special Permit."

The expiration date for compliance of condition no. 2 was June 4, 1975. Inasmuch as the construction time period has lapsed, we regret to inform you that your non-compliance of condition no. 2 has resulted in the Special Permit to be null and voided.

Thus, any consideration towards requesting the same use, must be processed thru the securing of a new Special Permit.

For the record, this is also to confirm your telecon with my staff on June 26, 1975, that you will not be pursuing the subject project at this time.

Should you have any questions on this matter, please do not hesitate to contact this department.

Sidney M. Fuji

Raymond Suefuji
Director

RY:lgv

cc: Mayor
State Land Use Commission
Corporation Counsel
Planning Commission
Larry Stephenson - Comprehensive Health Planning Committee
Department of Health

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DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
* * *



LAND USE COMMISSION

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Executive Officer

June 7, 1974

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on June 4, 1974, the Land Use Commission voted to approve a special permit to Dr. Richard C. Adler (SP74-174) to allow the construction of a medical clinic within the State Land Use Agricultural District at Keonepoko Homesteads, Pahoa, Hawaii, identified as Tax Map Key 1-5-07: portion of 69; subject to the three conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Dr. Richard C. Adler
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 4, 1974

10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-174 - DR. RICHARD C. ADLER

A request for a special permit to allow the construction of a medical clinic on 1 acre portion of a 3 acre parcel situated in the Agricultural District at Keonepoko Homesteads, Pahoia, Hawaii has been received from Dr. Richard Adler. Dr. Adler is acting in behalf of Mr. Yoso Kuwahara, owner of the property described as Tax Map Key 1-5-07: portion of 69.

The proposed clinic will have a floor area of approximately 2,200 square feet and will contain offices, examination rooms, X-ray, laboratory, reception rooms, and a room for minor surgery. A doctor's residence and parking stalls will be sited nearby. The property fronts the mauka boundary of Pahoia Road approximately 1,500 feet from the Pahoia Urban District. Kahakai Boulevard leading to the Hawaiian Beaches and Parks non-conforming subdivisions lie approximately 200 feet to the north. Surrounding land uses include vacant lands, scattered dwellings and anthurium farms.

Presently, the property is vacant. The Land Study Bureau classification indicates that the soil is "E" or very poor for agricultural use. The land is almost bare pahoehoe, moderately drained, relatively level and unsuited for machine tillage. The Hawaii County Planning Department reports that the area contains no distinctive landforms or anything of historical significance. County zoning is A-1a and the General Plan designates low density urban development.

The petitioner indicates the following in support of his request:

1. A July 1971 study on the distribution of doctors in Hawaii showed that there is one physician for every 455 persons in Honolulu but no physician for the 5,154 persons living in Puna. Since the study, no medical services have been provided in Puna despite increased development and growth.

2. Family Medicine of Hawaii, Inc., an eleemosynary organization, is developing a program to provide high quality medical care in this most critical area of physician shortage in the State. Amfac Corporation was approached to obtain a donation of 2 acres of land but was turned down on the basis that their land was allocated for other purposes and that they could not afford to give away any additional land.
3. Current estimates for the building cost is \$100,000. An additional \$100,000 will be required for equipment. The petitioner has requested \$50,000 from the William G. Irwin Charity Foundation to aid in construction. In addition, since Puna has been declared a multi-problem neighborhood, the State of Hawaii will guarantee annual operating expenses of up to \$36,000 under Hawaii statute 362-41.

COUNTY RECOMMENDATION

At its meeting on April 10, 1974, the Hawaii County Planning Commission voted to recommend approval of the request as the proposed use would provide a much needed medical service in an area of critical need; it would not burden public agencies as public services and utilities are readily available; it would not alter the essential character of the area as the surrounding area is residential-agricultural in character and the proposed structure will be compatible; the growth in population, particularly in the Hawaiian Beaches and Parks Subdivisions, which now contain 460 single family units, indicates changing trends and needs; the land is unsuited for agricultural use and the proposed use will not adversely affect surrounding agricultural uses in the area; and the land is suited for the use proposed.

Conditions stipulated in the County's approval are:

- "1. That the applicants, Richard Adler and Yoso Kuwahara, submit a subdivision plan to subdivide the one acre portion from the original three acre parcel and secure tentative approval within one year of the date of approval. The medical facilities shall be limited to the one (1) acre portion as per plan;
- "2. That the construction of the medical clinic building commence within one (1) year of the date of approval of the special permit; and
- "3. That all applicable rules and regulations be complied with including the 'Plan Approval' process."

Mr. Sadamu Tsubota, President of the Puna Community Council, an organization of representatives from 10 clubs and associations in Puna, urges approval of this request in a letter dated March 12, 1974. He also advises that Dr. Smith, President of the Hawaii County Medical Association also assures full support of this proposal.

The need for medical services in such a large area as the Puna District is underlined by the fact that all residents other than Puna Sugar Company employees must travel 21 miles to Hilo to obtain medical attention. Employees of Puna Sugar may utilize a medical dispensary situated at Keaau, nearly 11 miles away from Pahoia. Presently, no medical services are available in the Pahoia area.

In view of the above, staff concurs with the findings of the Hawaii County Planning Commission that this request meets the criteria for determining an "unusual and reasonable" use in the Agricultural District. It is therefore recommended the request be approved subject to the County's stipulations.