



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
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LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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January 31, 1975

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on January 29, 1975, the Land Use Commission voted to approve the request by the Leilani Community Association (SP75-197) to allow a community center, recreation center and storage facilities on approximately 5 acres of land situated in the Agricultural District at Puna, Hawaii, described as Tax Map Key 1-3-36: parcels 48 through 52; subject to the 4 conditions stipulated by the Hawaii County Planning Commission and subject also to the added stipulation that the special permit approval shall apply only to those structures shown on Exhibit 2 submitted by the petitioner, including buildings #1, 2 and 3, driveway and parking. Further, the approval shall be limited to only those uses contained in the special permit request. For your information, the requirements for cesspools and water tanks will be subject to the approval of the appropriate agencies.

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Enclosure

cc: Virgil S. Scalf
David Hess
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 29, 1975
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP75-197 - LEILANI COMMUNITY ASSOCIATION

A special permit request to allow a community center, recreation center and storage facilities on approximately 5 acres of land situated in the Agricultural District at Puna, Hawaii, has been submitted by the Leilani Community Association. More specifically, the subject property is described as Tax Map Key 1-3-36: parcels 48 through 52, situated within Unit II of the Leilani Estates Subdivision. Leilani Estates Subdivision is located about 2 miles south-east of the Pahoia Urban District.

Petitioner proposes the following to be constructed immediately:

1. Building #1 - Community Association office, lounge, and restroom with a storage area for road maintenance and fire fighting equipment.

The following will be constructed at a later date on an incremental basis:

2. Building #2 - A Pavilion with bath facilities.
3. Building #3 - Community Association recreational center and community center.
4. A parking area to be used with the above facilities.
5. Other building and uses customary and incidental to a community center, recreation center and maintenance center.

It was submitted that the proposed uses are necessary for the further growth of the Leilani Estate Subdivision; to provide needed facilities and services to the present residents; are not contrary to the objectives of the Land Use Law; will not unreasonably burden public agencies to provide needed services; and will not alter the character of the subdivision as a whole.

The five 1 acre lots comprising the subject property are located between Moku and Kupono Streets, just off Leilani Avenue in the heart

of the Leilani Estates Subdivision, Unit II. Leilani Avenue, the central access to this subdivision contains a 60 foot Right-of-Way and a 20 foot pavement. Moku and Kupono Streets have 40 foot Right-of-Ways with oiled gravel surfacing. The Hawaii County Planning Department has indicated that there are approximately 2,150 lots in this subdivision. Approximately 20 houses have been constructed to date and about 14 more are in the planning stage.

The USDA Soil Survey indicates that soils of the subject property are in the Keaukaha soil series, consisting of well drained, thin organic soils overlying pahoehoe lava bedrock. About 25% of the area consists of rock outcrops. Most of this soil is in native forest, but some areas are cleared and used for pasture. It has severe limitations which makes it unsuitable for cultivation. Rainfall is approximately 125" per year and the elevation is about 750 feet above sea level.

COUNTY RECOMMENDATION

At its January 9, 1975 meeting, the Hawaii County Planning Commission voted unanimously to recommend approval of this special permit based on the following findings:

- "1. That the proposed use will not substantially alter nor change the essential character of the land and the present use. Leilani Estates subdivision consists of more than 2,000 one-acre lots. The proposed use is to be a supportive part of the existing subdivision and as such will not greatly alter the present character of the area. Further, the proposed use will not adversely affect surrounding property. Since the subject property is centrally located within the subdivision which the proposed facilities are to serve, the surrounding property will be enhanced by and will benefit from the proposed use; and
- "2. That unusual trends and needs have arisen since the district boundaries and regulations were established. Dwellings are now being constructed within the subdivision in which the proposed use will be located. As more homes are built and as the population increases, the proposed use will provide residents with a community center and recreational facilities.

"The favorable recommendation was also subject to the following conditions:

- "1. That all applicable rules and regulations, including the plan approval process, be complied with;

- "2. That the existing parcels which comprise the property under consideration be consolidated into one parcel and approved by the Planning Department and be recorded with the Bureau of Conveyances prior to applying for a building permit;
- "3. That the plans for the water system be submitted to the Department of Water Supply; and
- "4. That construction of the proposed facilities begin within one (1) year from the date of approval of the special permit."

The Hawaii General Plan designates the subject area for orchard use, and the zoning by the County is Ag 1 acre.

Plans for the Leilani Community Center Building #1 proposed for immediate construction shows a single story building of 114' x 24' containing approximately 2,736 square feet of floor area. This structure will house the office, bath, and kitchenette facilities, a lounge area with covered lanai, and 4 enclosed garage spaces. The facility will be served by an access off Moku Street. Water will be provided by a water tank of unspecified capacity and waste will be accommodated by a cesspool.

Staff finds that the proposed community-recreation center can be considered an "unusual and reasonable" use within the guidelines established by the Commission in Section 2.91 of the District Regulations. The proposed facilities will promote the self-sufficiency and welfare of existing and future residents of this rather isolated subdivision. It is noted that the community association owns its own fire fighting and road maintenance equipment. The association, which is a non-profit community association with compulsory membership, maintains approximately 25 miles of private roads in the subdivision. The facility is well situated in the center of the subdivision, and Leilani Avenue, the main arterial traversing the Leilani Estates Subdivision is only about 300 feet away from the site in question.

It is recommended that the special permit be approved subject to the 4 conditions stipulated by the Hawaii County Planning Commission with the added stipulation that:

5. The special permit approval shall apply only to those structures shown on Exhibit 2 submitted by the petitioner including Buildings #1, 2 and 3, driveway and parking, cesspools and water tanks. Further, the approval shall be limited to only those uses contained in the special permit request.