

February 3, 1980

CERTIFIED MAIL

Mr. John Thompson
5742 Hoffman Lane
Fair Oaks, CA 95628

Dear Mr. Thompson:

Special Permit Application
Tax Map Key 1-5-15:180

The Planning Commission at its continued public hearing on January 31, 1980, discussed your application for a Special Permit to allow the establishment of a convenience food store on 1.04 acres of land within the State Land Use Agricultural District at Hawaiian Paradise Park Subdivision, Keaau, Puna, Hawaii.

This is to inform you that the Commission voted to deny your application for a Special Permit based on the following findings:

That the approval of the subject request would be contrary to the intent of the State Land Use Law and Regulations which is to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii. Consistent with this broad intent the County of Hawaii adopted the General Plan in 1971, and subsequently amended the Plan in 1979.

The Commercial Element of the General Plan states as a policy that the "Distribution of commercial areas shall be such as to best meet the demands of neighborhood, community and regional needs." In considering commercial development the General Plan includes four (4) basic types or levels of services: regional, community, neighborhood centers, and neighborhood convenience stores.

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By virtue of its proposed location along the main thoroughfare between Keaau and Pahoa the subject request would capture some of the trade that would otherwise flow to the existing commercial areas. The provision of such a community-wide service at this particular location would thus be contrary to the continued growth and development of the designated urban centers of Keaau and Pahoa.

On a regional basis the commercial facilities in the City of Hilo provide a wide range of consumer goods for most of the island, including the Puna district. On a community level the existing Keaau and Pahoa village centers provide a lesser level of service for the lower Puna district. For this particular region these village centers have been designated as the urban service centers as reflected by their General Plan Land Use Pattern Allocation Guide Map Medium Density Urban designations. These two (2) villages provide a range of services including, but not limited to, service stations, fast food operations, a bakery, convenience food, general merchandise, various specialty shops, schools, and post offices. Further, there has been a recent expansion in the services offered including the new Wiki Wiki Mart, and Build N' Grow in Keaau.

Should the subject request be approved at the proposed location, the community-wide trade that may otherwise flow to Keaau and Pahoa would be lessened.

The Commission would like to emphasize that this denial recommendation is based primarily on locational considerations. There may be adequate demand in this area to support a convenience store, either now or in the future. However, should such a demand exist from a land use standpoint a neighborhood convenience store would be more suitably located within the interior sections of the subdivision where its clientele would be more oriented toward the neighborhood residents rather than attempting to tap the community-wide market. As stated earlier, the appropriate location for such community services is in the designated urban center of Keaau and Pahoa.

Further, the approval of the subject request would encourage other developments to occur along the Keaau-Pahoa Road where they may tap the heavy traffic flow. Such a pattern would create a strip commercial development along this section of the highway reducing the efficiency of the roadway, retarding the development of the designated urban centers, and creating a strung-out and inefficient commercial pattern.

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This potential outcome would place unnecessary burdens on the highway facility as a series of **attractions** along the corridor would tend to **include** more turning movements on and off the roadway. This in turn would slow traffic and create more potential traffic conflicts between turning movements and on-coming traffic.


In addition, a strip development pattern would expose a greater number of lots to the traffic and noise impacts related to commercial activities. As a commercial strip is extended these negative impacts would affect more of the adjacent and interior lots than would be the case were community-wide services provided in the Keaau and Pahoa urban centers. In this respect, centralization of commercial uses reduces the extent of adverse affects on surrounding properties. Similarly, should a convenience store be located in a centralized location with a subdivision its negative impacts would be lessened as less overall traffic would result and the development would not tend toward a strip pattern.

The Commission would like to reiterate that this denial ~~re~~commendation does not imply that there is no need for a convenience store in this general area. However, based on the guidelines for granting a Special Permit, the Commission finds that the subject request is inconsistent with the criteria and thus should be denied.

A denial by the Commission of the desired use shall be appealable to the Circuit Court in **which** the land is situated and shall be made pursuant to the Hawaii Rules of Civil Procedure.

Should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,


WILLIAM J. PARIS, JR.
CHAIRMAN
PLANNING COMMISSION

lgv
cc Mr. Daren Greig
State Land Use Commission
Building Division, Public Works

bcc Land Use Controls Division, Plng. Dept.