

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR SPECIAL PERMIT)
by) SPECIAL PERMIT
HALE HO'O HULI PROGRAM) NO. 485
for)
ESTABLISHMENT OF AN ADULT)
PSYCHIATRIC REHABILITATION)
FACILITY)
in)
WAIAKEA HOMESTEADS,)
SOUTH HILO, HAWAII)
.....)

SPECIAL PERMIT

The County Planning Commission at its duly held public hearings on February 26, April 1, and May 7, 1981, considered the application of HALE HO'O HULI PROGRAM for a Special Permit in accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission relating to Special Permit to allow the establishment of an adult psychiatric rehabilitation facility at Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-32:3.

The Commission has found the following:

The petitioner intends to convert an existing 2-story single family dwelling into an Adult Psychiatric Rehabilitation Facility. This facility will house a maximum of eight (8) to ten (10) individuals with two (2) staff professionals present at any one time for supervision. This program contemplates an 8-month rehabilitation period.

Hale Ho'o Huli Program is sponsored by Hilo Halfway House, Inc., a non-profit Hawaii Corporation, engaged in the operation of a residential rehabilitation facility for Mental Health consumers. Under the name of Hale Ho'o Huli (house for Beginning to Turn Around), this Program serves those Mental Health consumers whose present dysfunction is severe enough to warrant hospitalization. The Program also serves as an alternative to more intensive psychiatric treatment, as an intermediate step at a less restricted level of care to individuals ready for release from hospital psychiatric units who have no supportive home environment. Additionally, it serves as a vehicle for the earlier institutional release of mental health consumers who have not yet developed an internal support system, but show abilities to do so. Overall, the Program is structured to provide a continuously supervised, yet supportive home type environment in which personal reorientation and rehabilitation can take place.

This program is part of the State Plan for comprehensive Mental Health Services and receives State Department of Health's support and funds.

As presented above, since the proposed facility will still "function," as well as have an "atmosphere" of a single family dwelling, it will not substantially alter or change the essential character of the land and the present use.

The requested use also would not be inherently at odds with the objectives sought to be accomplished by the State Land Use Law and Regulations and the County General Plan. The objectives of the Land Use Law are 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. Although the land is situated within the State Land Use Agricultural District, it has been designated for Low Density Urban Development on the General Plan Land Use Pattern Allocation Guide (LUPAG) Map. This General Plan land use designation is basically geared toward single family residential uses.

It should be further noted that the Land Study Bureau's overall master productivity rating for agricultural use is Class "C" or "Fair," and that the property is also designated as "Prime Agricultural Land" on the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii's (ALISH) Map. One (1) aspect of the petitioner's program is to provide agricultural therapy as part of the rehabilitative process for each of the residents. It is the petitioner's intent to utilize the remainder of the 3.8-acre lot for agricultural purposes; firstly, the growing of flowers and agricultural products for the program's use and consumption, and secondly, to expand it into a small non-profit "Agri-business."

Based on the above, it can be concluded that the land will still be used for agricultural purposes; as such, the Program will, in fact, further foster the use of the land for agricultural purposes.

The proposed use is not anticipated to unreasonably burden public agencies to provide the necessary utilities and services; nor adversely affect the surrounding properties. Since the Program will provide a "home-type environment" and due to the residential appearance of the structure, it is determined that the impacts to the surrounding properties would not be substantially different from that which is generally associated with residential uses. This facility will function under a somewhat extended family concept. Aside from the number of those who will be living in the existing dwelling, there would be no real difference with a single family unit. The proposed use is considered to be an essential community facility. The provision of such a facility in an integrated fashion with the rest of the community, regardless of urban, rural, or agricultural, is therefore considered to be a necessary service which will be beneficial to the public health and welfare.

Inasmuch as this is a pilot program--a program with an abstract and intangible approach and whose results are clearly uncertain today--any reservations expressed regarding this proposed project are understandable. It is nevertheless contended that the need for social rehabilitative programs is paramount.

Therefore, the Commission hereby grants to the petitioner a Special Permit to allow the establishment of an adult psychiatric rehabilitation facility at Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-32:3, pursuant to the authority vested in it by Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission.


Approval of the Special Permit is subject to the following conditions:

1. That the petitioner, Hale Ho'o Huli Program, shall be responsible for complying with all of the stated conditions of approval.
2. That the permit be effective until December 31, 1981. A new permit shall be required for any continued use beyond that period.
3. That plans for the proposed development shall be submitted to the Planning Department and Final Plan Approval secured within one (1) month from the effective date of the Permit.
4. That conversion of the single family dwelling to the proposed use shall occur within one (1) month from the date of receipt of Final Plan Approval.
5. That there shall be a maximum of ten (10) individuals, including the professional staff, residing on the premise at any given time.
6. That every precaution shall be taken to assure that any adverse impacts to the residents and properties in the immediate area will be mitigated. Should it be determined by the Planning Department that these precautionary measures are not being applied, the Planning Department is authorized to cease the proposed operation.
7. That the petitioner develop and implement a program to have neighborhood participation in the screening of potential users of this facility.
8. That all other applicable rules, regulations, and requirements, including those of the County Departments of Public Works and Water Supply and the State Department of Health, shall be complied with.

Should the foregoing conditions not be met, the Special Permit may be deemed null and void by the Planning Commission.

The effective date of the Special Permit shall be May 7, 1981.

Dated at Hilo, Hawaii, this 27th day of May, 1981.


BERT H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:

Aben Tabazali
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: *21 May 81*

January 11, 1982

Mr. Michael McAvoy, Administrator
Hale Ho'o Huli Program
P. O. Box 5313
Hilo, HI 96720

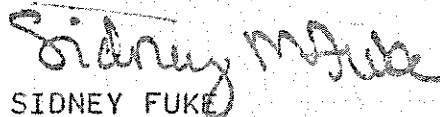
Dear Mr. McAvoy:

Special Permit No. 485
Tax Map Key 2-4-32:3

Please be informed that on January 6, 1982, one of my staff had conducted an inspection on the subject property.

It was found that the use of the two-story dwelling as an adult psychiatric rehabilitation facility had been terminated. As such, this is to inform you that the conditions stipulated in the subject Special Permit No. 485 have been complied with; and therefore, the permit is considered closed.

Sincerely,



SIDNEY FUKU
Planning Director

AK:gs

cc: Planning Commission
Andy Higa

JAN 12 1982