

CERTIFIED MAIL

September 4, 1985

Ms. Sharly Kawasaki  
Sharly Kawasaki Realtors  
P. O. Box 2084  
Kailua-Kona, HI 96745

Dear Ms. Kawasaki:

Special Permit Application (85-24)  
Applicant: Christian Science Society of Kailua-Kona, Inc.  
Tax Map Key: 7-6-24:32

The Planning Commission at its duly held public hearing on August 28, 1985, voted to approve the application, Special Permit No. 603, to allow the establishment of a church and Sunday School on 1.9 acres of land situated within the State Land Use Agricultural district at Holualoa, North Kona, Hawaii.

Approval of this request is based on the following:

The proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii.

The subject property is situated within the County's Agriculture 1-acre (A-1a) zoned district. The General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the subject area within the "Alternate Urban Expansion" classification. The "Alternate Urban Expansion" designation may allow High, Medium and Low Density uses.

The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District not only includes lands with a high capacity or potential for agricultural uses, but also lands which are surrounded by or contiguous to agricultural and ancillary activities by reason of topography, soils, and other related characteristics. The subject area's dominant soil type is of the "Punaluu" soil series. The Land Study Bureau's Overall Master Productivity and

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Selected Use Rating is "E" or Very Poor. The Soil Conservation Service Soil Survey Report designates that soil to be within Capability Subclass VIII. Furthermore, the subject area has not been included in the State Department of Agriculture's, Agricultural Lands of Importance to the State of Hawaii (ALISH) map. Although it is possible that some agricultural activities may be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the State Land Use Law and Regulations given the low agricultural potential for the subject area; the fact that no agricultural activity is occurring on the property; and the above-cited criterion for determining the Agricultural District.

The proposed use will not adversely affect the surrounding properties and their improvements. The nature and scale of the proposed church is considered minor in terms of its physical and visual impact to any scenic vistas, view planes or to the surrounding residential subdivisions in the area. The proposed church structures are to be one story in height, approximately 2,792 square feet in size. The subject property is of sufficient size, 1.92 acres, to enable adequate setbacks and buffers to be established. These concerns can be addressed through conditions of approval and the "Plan Approval" process established in the Zoning Code. Therefore, the size, bulk, architecture, function and placement of the proposed structure and the impacts resulting therefrom are not anticipated to be adversely affecting the surrounding lands or properties nor significantly affecting the character of the area.

The proposed use will not unreasonably burden public agencies to provide roads and other similar infrastructure or services. All essential services and facilities are available to the subject property. Kuakini Highway, the primary access to the subject property, is an 80-foot right-of-way with approximately 24 feet of pavement. The proposed church complex will have a 24 parking stall area.

In terms of the property's location adjacent to or within the designated flood plain, these concerns can be adequately addressed by the grading and drainage requirements that will be imposed by the Department of Public Works. A condition stipulating this specific requirement is being included as part of the approval of the Special Permit. Consequently, all on-site and off-site drainage impacts will be further reduced and will improve the existing flooding and drainage systems for this area.

Based on the foregoing findings, it is determined that the proposed church and related uses is an unusual and reasonable use of

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land within the State Land Use Agricultural district. As such, it is further determined that approval of the subject request would promote the effectiveness and objectives of Chapter 205, HRS, as amended.

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

- a. The petitioner, its successors or assigns, shall be responsible for complying with all conditions of approval.
- b. The plans for the church and parking area, including a detailed landscaping plan, shall be submitted to the Planning Department for "Plan Approval" within one year from the effective date of approval of the Special Permit.
- c. Grading and drainage plans meeting the requirements of the Department of Public Works shall be submitted along with plans for Final Plan Approval.
- d. The construction of the church and parking area shall commence within one year from the receipt of Final "Plan Approval" and be completed within two years thereafter.
- e. All other applicable rules, regulations, and requirements, including those of the State Department of Health and the Fire Department shall be complied with.
- f. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

*Barbara Koi*

Barbara Koi, Vice Chairman  
Planning Commission

cc: Christian Science Society  
State Land Use Commission  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
County of Hawaii, Kona Office

bcc: Plan Approval Section

CERTIFIED MAIL

November 5, 1986

Mr. Richard G. Wood, AIA  
RG Wood & Associates  
900 Fort Street Mall, Suite 1600  
Honolulu, HI 96813

Dear Mr. Wood:

Deletion of Condition B of Special Permit No. 603 (85-24)  
Petitioner: Christian Science Society of Kailua-Kona  
Tax Map Key: 7-6-24:32

The Planning Commission at its duly held public hearing on October 28, 1986, voted to deny your request for the deletion of Condition B (submission of plans for Plan Approval) of Special Permit No. 603 which allowed the establishment of a church and Sunday school on 1.9 acres of land situated within the State Land Use Agricultural District at Holualoa, North Kona, Hawaii. The Commission, however, voted to approve a one year time extension for the submittal of plans for Plan Approval as required by Condition B.

Approval is based on the following:

While little progress has been made towards submitting plans for "Plan Approval", the major delay has been due to the Department of Public Works requirement that the petitioner work with the Gamlon Development mauka of the subject property with respect to the drainage concerns in this area. The petitioner is presently working with their engineers to move the development along. The petitioner's engineers are continuing to work with the Department of Public Works and the Gamlon Development group to resolve the drainage issues and that they expect some resolution of these issues within the next year. Therefore, with this ongoing effort by the petitioner, we have determined that they be given an opportunity to complete their plans to develop the subject property. As such, a one year extension until October 16, 1987, is granted to allow the petitioner time to submit their development plans to the Planning Department for Plan Approval review. With this approval, the petitioner should be aware that all of the other conditions of Special Permit No. 603 still remain in effect.

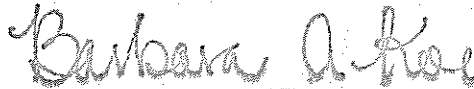
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Further, Condition F is amended to read:

The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to nullify this permit.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Barbara A. Koi  
Chairperson, Planning Commission

cc: State Land Use Commission  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section