

CERTIFIED MAIL

June 24, 1986

Hoomana Naauoa O Hawaii -  
Kamauloa Church  
c/o Ms. Kehaunani Masaki  
P. O. Box 292  
Kurtistown, HI 96760

Dear Ms. Masaki:

Special Permit Application(86-7) -  
Tax Map Key: 1-7-06:12

The Planning Commission at its duly held public hearing on June 19, 1986, voted to approve your application, Special Permit No. 618, to legitimize an existing church use and to allow certain additions to the church which is situated on 0.25 acre of land situated within the State Land Use Agricultural District at Olaa Homestead Reservation Lots, Puna, Hawaii.

Approval of this request is based on the following:

The granting of the request to legitimize the existing non-conforming church use and to allow the proposed additions on the property will not be contrary to the objectives sought to be accomplished by the State 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.

While classified within the State Land Use Agricultural District, the property is only 0.25 acre or 10,890 square feet in size. Furthermore, the majority of the property is built upon. Therefore, from a practical standpoint, the usage of the property for agricultural purposes would not be feasible. Furthermore, the Land Study Bureau's overall master productivity rating for agricultural use is Class "D" or Poor, and that the property is not classified on the State Department of

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Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) Map.

The continued church use on the property will not be in conflict with the General Plan land use designation of the area. The Land Use Pattern Allocation Guide (LUPAG) Map's designation of the property is Low Density Urban Development which allows ancillary community uses such as a church.

The granting of the request will not adversely affect the surrounding properties. As stated earlier, the purpose of the request is to legitimize the existing non-conforming church use and to allow certain additions to the existing buildings on the property. The property has been utilized for church and related activities since about 1915, and that the nature and scale of the proposed additions are considered to be minor in terms of the physical or visual impact created on the surrounding properties.

The proposed use will not unreasonably burden public agencies to provide roads and other similar infrastructure or services. All essential utilities, services and facilities are available.

Based on the foregoing findings, it is determined that the existing church use is an unusual and reasonable use of this particular property within the State Land Use Agricultural District. It is further determined that approval of this request would still promote the effectiveness and objectives of Chapter 205, HRS, as amended.

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

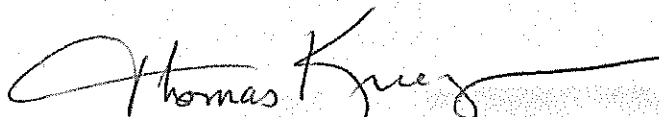
1. The applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Plans of the proposed improvements, including landscaping and parking, shall be submitted for Plan Approval review within one year from the effective date of the Special Permit.
3. Constructions of the proposed improvements shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
4. All other applicable rules, regulations and requirements be complied with.

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5. The Planning Director may grant time extensions to the foregoing conditions. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the permit shall be void.

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

Sincerely,



Thomas Krieger  
Chairman Pro Tem, Planning Commission

cc: State Land Use Commission  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division

bcc: Plan Approval Section