

CERTIFIED MAIL

October 22, 1985

Mr. Sidney Fuke
Planning Consultant
100 Pauahi St., Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Use Permit Application
Applicant: Dr. Ben Ono
TMK: 2-2-23:10

The Planning Commission at its duly held public hearing on October 15, 1985, voted to approve your application, Use Permit No. 35, to allow the establishment of a medical office facility within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Waiakea Houselot, 2nd Series, Waiakea, South Hilo, Hawaii.

Approval of this request is based on the following:

The granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a medical office facility on a property designated "Urban" by the State Land Use Commission and situated within the County's Single Family Residential zone districts may be permitted through the granting of a Use Permit. It should be further noted that the goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." It is felt that the granting of the request at its particular location will still maintain the present environment of this area of the City of Hilo. The property is surrounded by single family dwellings, the Kamana Senior Citizens Center and some limited commercial activities. The proposed medical facility building will be one story in height and provided with 40 parking stalls and commensurate landscaping. Additionally, since all essential utilities and services are available to the property, the

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granting of this request will also be in the direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. As such, from an impact standpoint, the introduction of this new medical facility will not have any major physical, or cultural or social impacts on this area.

The proposed use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. As stated previously, the establishment of the new medical facility will be centrally located on the property with landscaping and parking areas for buffering purposes from the side and rear property lines. While the establishment of the medical facility may have some impact on the adjacent residential lands, the physical impacts should be minimal in light of the large sized lots in the area, the mixed commercial/residential uses of the area, and the existing improvements of Kinole Street, which has been constructed to County standards. Furthermore, the subject area of 34,484 square feet of land area and the siting of the proposed building in the center of the property provides adequate buffers between the adjacent properties.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. Approval of the subject request would enable the petitioner to improve this type of service to the community. The new facility would be tailored to the individual needs of the doctors as well as accommodating the most modern form of medical facilities and services.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. The property is provided with all essential utilities and services. Kinole Street in the area is fully developed with a 36-foot wide pavement and 10-foot wide landscaped sidewalks on both side of the street. Kinole Street is a secondary arterial which was designed and constructed in accordance to County standards. Secondary arterials are defined as streets of considerable continuity which is primarily a traffic artery for intercommunication between or through large areas; and interconnect with and augment a primary arterial system. The Department of Public Works had no adverse comments on the location of the proposed driveway or the traffic patterns of the area. Additionally, the introduction of the medical facility is not an introduction of a completely new commercial

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use into this area. It would be compatible with the on-going pattern of mixed uses. As such, while traffic in the area may increase slightly, it is expected to be quite negligible. It should be noted that none of the cooperating agencies had any objections to the subject request.

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

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.
2. Plans, including parking and landscaping plans shall be submitted for Plan Approval within one year from the effective date of approval of the Use Permit.
3. Construction of the medical office facility use shall commence within one year from the effective date of final Plan approval and be completed within two year thereafter.
4. Any access, drainage, and grading shall be required to comply with the requirements of the Department of Public Works.
5. All other applicable County and State rules, regulations and requirements including those of the Department of Water Supply and State Department of Health shall be complied with.
6. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

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

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairman Pro Tem, Planning Commission

cc: Dr. Ben Ono
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section