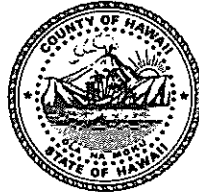


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

April 22, 1999

Mr. J. Walter Ah Hee
President
Tenrikyo Kakaako Kyokai
218 Hoomalu Street
Hilo, HI 96720

Dear Mr. Ah Hee:

Use Permit No. 65
Applicant: Tenrikyo Kakaako Kyokai
Permitted Use: Establishment of a Church
Tax Map Key: 2-5-60:18

This is to acknowledge receipt of your letter dated March 3, 1999, informing this office that the roadway entrance from Hokulani Street is open for access and parking (unpaved) purposes during church services. As indicated in your letter, use of this entrance will alleviate some traffic from Iiwipolena Road.

You have also expressed your concern for the safety of the older citizens to use the unpaved roadway and parking area due to the rocky and steep slope leading to the church building. Inasmuch as we have stated in our letter of August 14, 1996 to close the access from Iiwipolena Road, we felt that it would be proper, safe, and in the best interest for them and the handicapped persons to access the church building from Iiwipolena Road. However, we stress that as much as possible the church members should use the Hokulani Street roadway entrance.

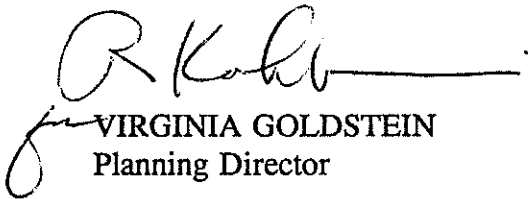
We thank you for the information and your cooperation on this matter.

Resp to 1931

Mr. J. Walter Ah Hee
President
Tenrikyo Kakaako Kyokai
Page 2
April 22, 1999

Should you have any further questions, please feel free to contact me or my staff Alice Kawaha at 961-8288.

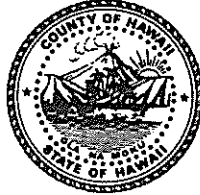
Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

AK:gp
f:/wpwin60/alicewin/Use 65.agk

xc w/ltr: Ms. Bobby Jean Leithead-Todd, Councilmember
Mr. Robin K. Matsunaga, Ombudsman

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

CERTIFIED MAIL

Z 179 517 364

JUN 03 1998

Walter Ah Hee, Construction Chairman
Tenrikyo Kakako Kyokai
218 Hoomalu Street
Hilo, HI 96720

Dear Mr. Ah Hee:

Use Permit No. 65 Granted to Tenrikyo Kakako Kyokai
Initiator: Planning Director
Discussion and/or Amendment to Condition No. 8 (Driveway Access)
Tax Map Key: 2-5-60:18

The Planning Commission at its duly held meeting of May 15, 1998, voted to affirm Condition No. 8 of the above-referenced permit and grant the Planning Director authority to enforce Condition No. 8 by initiating administrative action.

The Commission's decision is based on the following:

At the January 10, 1989, Planning Commission meeting, the applicant and the applicant's representative agreed to Condition No. 8 which stated, "If, in the determination of the Planning Director, the church's use of Iiwipolena Road negatively impacts the community in the future, the Planning Department shall be authorized to require that driveways accessing Iiwipolena Road be closed and that access be taken from Hokulani Street." It was further stated at the meeting by the applicant's representative that "...according to Rev. Kimura she is comfortable with proposed Condition No. 8 as in the future she plans to make an access through Hokulani Street."

Thomas J. and Bonnie A. Peterson, property owners along Iiwipolena Road, submitted their July 9, 1996, letter which stated their concerns and objections to the use of the privately owned Iiwipolena Road as the heavy truckloads of gravel and construction equipment to the new church building had increased their liability and damaged the road. Subsequently, at the July 11, 1996, Planning Commission meeting,

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JUN 03 1998

Walter Ah Hee, Construction Chairman
Tenrikyo Kakako Kyokai
Page 2

they again expressed the concerns and objections, as the use of Iiwipolena Road for church purposes has increased their liability, damaged the road, and negatively impact the area.

The topography of the subject property is level for approximately 200+ feet in from Hokulani Street. This portion of the property could be utilized for a driveway and/or additional parking area. The land then gradually slopes toward the level area of the new church and parking area. Based on the concerns expressed by landowners along Iiwipolena Road and a site inspection of the property, the department notified the applicant's representative by letter dated August 14, 1996, to take access directly from Hokulani Street for church purposes, during construction and when the church is open, and to close access from Iiwipolena Road on or prior to September 15, 1996.

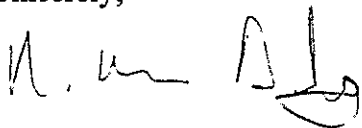
A letter dated August 19, 1997, from Mayor Stephen K. Yamashiro to Mr. Ah Hee, requested that the applicant and other members of the church abide by the Planning Director's letter of August 14, 1996, due to safety and privacy concerns about the use of Iiwipolena Road.

Also on August 19, 1997, the department received a petition signed by landowners living along Iiwipolena Road, which expressed that the applicant comply with the Planning Department's letter of August 14, 1996.

To date, the applicant has failed to comply with the terms of the Planning Director's August 14, 1996, letter. Therefore, the Director is hereby granted the authority to proceed with the penalty in accordance with the Zoning Code.

Should you have questions regarding the above, please contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,

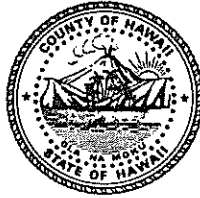


Kevin M. Balog, Chairman
Planning Commission

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cc: Thomas and Bonnie Petersen
Planning Director
Corporation Counsel

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

CERTIFIED MAIL
Z 095 323 631

August 14, 1996

Mr. Walter Ah Hee
Construction Chairman
Tenrikyo Kakako Kyokai
218 Hoomalu Street
Hilo, HI 96720

Dear Mr. Ah Hee:

Use Permit No. 65
Applicant: Tenrikyo Kakako Kyokai
Permitted Use: Establishment of Church and Related
Improvements
Tax Map Key: 2-5-60:18

The above-referenced Use Permit was approved on January 10, 1989. This permit was approved subject to, among others, compliance with conditions. Specifically, Condition No. 8 states the following:

"If, in the determination of the Planning Director, the church's use of Iiwipolena Road negatively impacts the community in the future, the Planning Department shall be authorized to require that driveways accessing Iiwipolena Road be closed and that access be taken from Hokulani Street."

We have received on July 9, 1996, a letter from Thomas J. and Bonnie A. Petersen stating their concerns and objections to the use of Iiwipolena Road for access purposes by the church. Subsequently, at the public hearing on July 11, 1996, they again expressed their concerns and objections to the use of Iiwipolena Road as it is a private road and such use will increase liability. They have indicated that access via said road for

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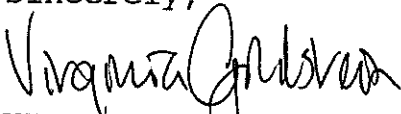
Mr. Walter Ah Hee
Page 2
August 14, 1996

church purposes has presently and will further negatively impact the area as well as the condition of the road. For your information, we have enclosed a copy of the letter dated July 9, 1996 from Thomas J. and Bonnie A. Petersen.

Based on the foregoing and in accordance with Condition No. 8, we are hereby notifying you that access to the subject property for church purposes, during construction and when the church is open, be directly from Hokulani Street, the County roadway. Further, any existing access ways from Iiwipolena Road onto the subject property be closed with permanent material such as posts and chain or chainlink fencing. Such permanent closure shall be in place on or prior to September 15, 1996.

Should you have any questions on this matter, please feel free to contact Alice Kawaha or Susan Gagorik of this office at 961-8288.

Sincerely,

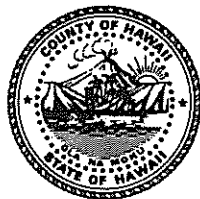


VIRGINIA GOLDSTEIN
Planning Director

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Enclosure

xc: Honorable Stephen K. Yamashiro, Mayor
Planning Commission
Corporation Counsel
Thomas J. and Bonnie A. Petersen
Reverend Miyoko Kimura

Stephen K. Y. Inashiro
Mayor



County of Hawaii

PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 Fax (808) 961-9615

CERTIFIED MAIL
Z 095 323 603

July 25, 1996

Walter Ah Hee, Construction Chairman
Tenrikyo Kakako Kyokai
218 Hoomalu Street
Hilo, HI 96720

Dear Mr. Ah Hee:

Use Permit (USE 65)

Applicant: Tenrikyo Kakako Kyokai

Request: Extension of Time to Condition No. 4 (Complete Construction)

Tax Map Key: 2-5-60:18

The Planning Commission at its duly held public hearing on July 11, 1996, voted to approve the above-referenced request. Use Permit No. 65 was issued to allow the establishment of a church and related improvements within the County's Single Family Residential (RS-15) zoned district. The amendment request is for an extension of time to complete construction of the church. The property is located between Iiwipolena Road and Hokulani Street, adjacent to and north of Kaumana-Lani Subdivision at Ponahawai, South Hilo, Hawaii.

Approval of this request is based on the following:

The inability of the applicant to complete construction of the proposed church and related improvements is the result of conditions which could not have been foreseen or are beyond the control of the applicant. The applicant initially secured Final Plan Approval on November 16, 1989, and subsequently secured a Building Permit on January 16, 1993. Due to the applicant's financial situation and resulting with revisions to the building construction plans, the Planning Director granted the applicant an extension of time until November 16, 1995, wherein to complete construction of the proposed church and related improvements. According to the applicant, the church is being constructed voluntarily by the membership on its available time basis and, therefore, the membership has not been able to meet the completion date as required by Condition No. 4. Further, the church is approximately 75 percent completed.

Approval of this amendment request would not be contrary to the County General Plan or Zoning Code nor the original reasons for the granting of Use Permit No. 65. The applicant has made efforts to comply with the conditions of Use Permit No. 65 by securing Final Plan Approval and a Building Permit as well as an Electrical Permit and Plumbing Permit. As

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Walter Ah Hee, Construction Chairman
Tenrikyo Kakako Kyokai
Page 2
July 25, 1996

previously stated, the church is about 75 percent constructed. The agencies reviewing the request have no objections.

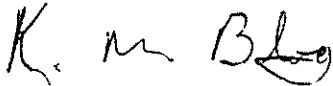
Based on the above considerations, Condition No. 4 of Use Permit No. 65 is hereby amended as follows (material to be deleted is bracketed and new material is underscored):

4. The construction of the proposed church and related improvements shall commence within one year from the effective date of final Plan Approval and be completed within two years [thereafter] from the date of this amendment.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Should you have any questions, please feel free to contact Alice Kawaha or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,



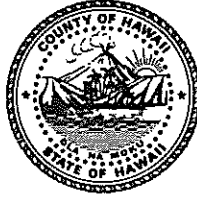
Kevin M. Balog, Chairman
Planning Commission

AK:syw

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cc: Honorable Stephen K. Yamashiro, Mayor
Department of Public Works
Department of Water Supply
County Real Property Tax Division
Reverend Miyoko Kimura

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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CERTIFIED MAIL

P008 113 043

April 15, 1996

Mr. Walter Ah Hee
Construction Chairman
Tenrikyo Kakaako Kyokai
218 Hoomalu Street
Hilo, HI 96720

Dear Mr. Ah Hee:

Use Permit No. 65
TMK: 2-5-60:18

A review of our files reveals that Use Permit No. 65 to allow the establishment of a church was approved on January 10, 1989. This permit was approved subject to compliance with conditions.

Condition No. 4 states that "The construction of the proposed church and related improvements shall commence within one year from the effective date of final plan approval and be completed within two years thereafter."

On May 26, 1993, an extension of time, until November 16, 1995, was granted to complete construction of the church and related improvements.

The Department of Public Works, Building Division, informs us that neither the final inspection nor the occupancy permit has been approved by the department.

Unless the construction of the church has been completed, an additional extension of time is required. Your extension request must be forwarded to the County Planning Commission through this office. A \$100 filing fee shall be submitted when requesting this extension of time together with an original and 20 copies of the request.

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APR 17 1996

Mr. Walter Ah Hee
Page 2
April 15, 1996

You are hereby notified that you must secure the occupancy permit or submit for a time extension for the completion of the church within thirty (30) calendar days upon receipt of this letter. Failure to comply with this request would leave us no alternative but to initiate procedures to nullify the use permit.

Should you have any questions on this matter, please feel free to contact Francis Saiki or Alice Kawaha of this office at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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cc: Planning Commission

CERTIFIED MAIL

January 17, 1989

Mr. Walter Ah Hee
218 Hoomalu Street
Hilo, Hawaii 96720

Dear Mr. Ah Hee:

Use Permit Application
Applicant: Reverend Miyoko Kimura
on Behalf of Kakako Tenrikyo Church
TMK: 2-5-60:18

The Planning Commission at its duly held public hearing on January 10, 1989, voted to approve your application, Use Permit No. 65, to allow the establishment of a church at Ponahawai, 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 church facility situated in the County's Residential zone district with a minimum 10,000 square feet of land area may be allowed through the granting of a Use Permit by the County Planning Commission. It should be further noted that the goal of the Land Use element of the General Plan is to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." The County General Plan designates this area for Low Density Urban Development. This designation would allow ancillary community uses such as the church. Further, the Hilo Community Development Plan recommends this area for Residential uses. It is felt that the granting of this request at this particular location will still maintain the present residential environment of this area of Hilo.

JAN 17 1989

Mr. Walter Ah Hee
January 17, 1989
Page 2

The proposed church development will be a one-story building, approximately 18 feet in height, with approximately 2,440 square feet of total floor area, including 780 square feet of seating area for worship. From a physical standpoint, the low profile building development will be compatible with the existing residential development. The property is of sufficient size (2.149 acres) to provide for adequate setbacks and buffers between the church and residential areas to minimize any other impacts from the proposed use.

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. The use of the church complex one day a month with minimal daily use, as represented by the applicant, is not expected to interfere with nor cause any social or physical impacts to the surrounding properties. The church has been in existence since before 1974 and the Planning Department has received no official complaints from area residents about its use. The applicant has stated that she has received no complaints from neighbors in that time.

The proposed church will be developed along the eastern portion of the subject property with approximately an 85 foot front yard setback from the future road widening setback. The existing dwelling has an approximate 35 foot front yard setback. An off street parking area for 20 stalls is planned. Considering the proximity of surrounding dwellings, increased setbacks on all sides and installation of landscaping buffers on the north and south property lines and within the parking area are being recommended as conditions of approval to minimize any social or physical impacts as well as to enhance the appearance of the development.

The granting of a Use Permit for 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. Since all essential utilities and services are available to the property, the granting of this request will also further the land use policy of the General Plan which has a goal of promoting and encouraging 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 church facility will not have any major physical impacts on this area.

Mr. Walter Ah Hee
January 17, 1989
Page 3

As previously mentioned, there is concern relating to the adequacy of Iwipolena Road, which serves as the main access to the subject property, to handle any increase in traffic over present levels. The topography of the road right-of-way and existing landscaping would necessitate substantial work to widen the road. Hokulani Street, to the west of the property has access to an improved roadway. Use of that access would require approximately 350 feet of paved driveway across the property.

The applicant has stated that little or no increase in the membership of the congregation is anticipated, and the proposed development is not expected to generate increased traffic. The congregation is small in number and has not anticipated making large infrastructure expenditures. As we have received no complaints regarding present use of the road and the applicant has stated that she has had no problems with neighbors regarding present use of the road, no major road improvements are being required at this time.

Based on the above, staff recommends approval of this Use Permit Application subject to the following conditions:

1. The applicant, its successors or its assigns shall comply with all of the stated conditions of approval.
2. The plans for the proposed church facility, including a parking and detailed landscaping plan, shall be submitted for Plan Approval review within one year from the effective date of the Use Permit and Final Plan Approval shall be secured within one year thereafter. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Parking shall comply with the requirements of Chapter 25 (Zoning Code). No parking variance from the Code shall be applied for or granted. All parking for the church functions shall be maintained on the subject property to ensure that on-street parking will not occur on Iwipolena Road. The detailed landscaping plan shall include landscaping buffers in the form of trees and shrubbery to be planted by applicant along the north and south property lines as well as landscaping medials within the parking areas.

3. The church building shall maintain a minimum 50-foot setback from the south (side), west (rear), and north (side) property lines. The purpose of this requirement is to provide an adequate visual and noise buffer area between the church use and adjacent existing and future residents. The 15-foot road widening setback line shall be depicted on plans submitted for Plan Approval. No structural improvements shall be allowed within this road widening strip, provided however, any required landscaping may be permitted within the strip. All applicable setbacks shall be taken from the 15-foot future road widening setback line.
4. The construction of the proposed church and related improvements shall commence within one year from the effective date of final Plan Approval and be completed within two years thereafter.
5. All proposed improvements relative to access, drainage, grading, etc. shall comply with the requirements of the Department of Public Works.
6. Preschool or day-care activities shall not be permitted.
7. Comply with all other applicable laws, rules, regulations and requirements, including those of the Department of Water Supply, the Department of Health and the Uniform Fire Code.
8. If, in the determination of the Planning Director, the church's use of Iwipolena Road negatively impacts the community in the future, the Planning Department shall be authorized to require that driveways accessing Iwipolena Road be closed and that access be taken from Hokulani Street.
9. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the Planning Director acknowledges that further reports are not required.

Mr. Walter Ah Hee
January 17, 1989
Page 5

10. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the general plan or zoning code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to nullify the permit.

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

Sincerely,


Gary Mizuno
Chairman, Planning Commission

xc: Reverend Miyoko Kimura
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section