



| SPECIAL PERMIT    |                      |
|-------------------|----------------------|
| Petition Received | 8/25/77              |
| Maps              | 9/30/77 <i>only</i>  |
| Action Span       | 8/25/77 - 10/9/77    |
| Action Date       |                      |
| Recordation       | 10/20/77 <i>only</i> |



**COPY**

PLANNING DEPARTMENT  
25 AUPUNI STREET

COUNTY OF HAWAII  
HILO, HAWAII 96720

LAND USE COMMISSION  
STATE OF HAWAII

DEC 13 3 19 PM '78

CERTIFIED MAIL

December 8, 1978

Bob R. Mason, Sr.  
New Apostolic Church  
557 Kupulau Rd.  
Hilo, HI 96720

Dear Mr. Mason:

Special Permit No. 77-274  
Establishment of a Church  
TMK: 2-4-47:20

Thank you for your letter of August 28, 1978, informing us of your desire to let the above-mentioned Special Permit to lapse. As a result of your letter, we have withdrawn the Special Permit from our active file.

We apologize for this very late response, however, we were awaiting a decision from the State Land Use Commission relative to time conditions. Enclosed for your information is a copy of their decision relative to another Special Permit.

Should you have any questions, please feel free to contact us.

Sincerely,

*Sidney Fuke*  
SIDNEY FUKU  
Director

NH:wkm

Enclosure

cc: Planning Commission  
✓ State Land Use Commission



October 12, 1977

Mr. Bob Mason  
National Organization of  
New Apostolic Churches  
557 Kupulau Street  
Hilo, Hawaii 96720

Dear Mr. Mason:

The original of the attached letter is on file  
in the office of the Hawaii Planning Department, 25 Aupuni  
Street, Hilo, Hawaii.

Sincerely,

GORDAN Y. FURUTANI  
Executive Officer

GYF:jy  
Encls.



October 12, 1977

HAWAII PLANNING COMMISSION  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on October 6, 1977, the Land Use Commission voted to approve a Special Permit request by Bob Mason/National Organization of New Apostolic Churches, Hawaii (SP77-274) to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waikea, South Hilo, Hawaii, Tax Map Key 2-4-47: 20.

Approval of this Special Permit is subject to the conditions imposed by the Hawaii County Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Sincerely,

GORDAN Y. FURUTANI  
Executive Officer

GYF:jy  
Encl.

cc: Bob Mason/National Organization of New Apostolic Churches  
Department of Taxation, Hawaii  
Tax Maps Recorder, Department of Taxation  
Property Technical Office, Department of Taxation  
Real Property Tax Assessor, Department of Taxation  
Department of Planning and Economic Development  
Office of Environmental Quality Control  
Division of Land Management, Dept. of Land & Natural Resources



STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Civil Defense Meeting Room  
County Building  
Lihue, Kauai

October 6, 1977 - 9:30 a.m.

*Approved*  
*1/17/78*

COMMISSIONERS PRESENT: Stanley Sakahashi, Chairman  
Charles Duke, Vice Chairman  
James Carras  
Colette Machado  
Shinsei Miyasato  
Shinichi Nakagawa  
Carol Whitesell

COMMISSIONERS ABSENT: Mitsuo Oura  
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer  
Daniel Yasui, Planner  
Allan Kawada, Deputy Attorney General  
Dora Horikawa, Clerk Reporter  
  
Ray Russell, Court Reporter

ACTION

✓ SP77-274 - BOB MASON/NATIONAL ORGANIZATION OF APOSTOLIC CHURCH  
Special Permit application to establish a church at Waiakea  
Homesteads, Waiakea, South Hilo, Hawaii

Mr. Daniel Yasui, staff planner, located the subject property on the maps and presented the County's recommendations.

Questions were raised concerning the adequacy of the road to serve the proposed use, kinds of agricultural activities in the vicinity, type and size of the church, etc.

Mr. Bob Mason, petitioner and minister of the Apostolic Church, clarified for the Commission the various concerns which were expressed regarding the establishment of the church.

Commissioner Carras moved that the Special Permit be approved, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Machado and unanimously carried.



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP77-274 - Bob Mason/ National Organization  
of Apostolic Church DATE October 6, 1977  
PLACE Kauai County Council Chambers  
4396 Rice Street TIME 9:30 a.m.  
Lihue, Kauai

| NAME                     | YES | NO | ABSTAIN | ABSENT       |
|--------------------------|-----|----|---------|--------------|
| S MACHADO, COLETTE       | X   |    |         |              |
| WHITESELL, CAROL         | X   |    |         |              |
| DUKE, CHARLES            | X   |    |         |              |
| MIYASATO, SHINSEI        | X   |    |         |              |
| M CARRAS, JAMES          | X   |    |         |              |
| NAKAGAWA, SHINICHI       | X   |    |         |              |
| <del>OURA, MITSUO</del>  |     |    |         | <del>X</del> |
| <del>YANAI, EDWARD</del> |     |    |         | <del>X</del> |
| SAKAHASHI, STANLEY       | X   |    |         |              |

Comments:

I move that this request be approved, subject to the conditions imposed by the Hawaii County Planning Commission.



STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

September 19, 1977

Mr. Sidney Fuke  
Planning Director  
Hawaii Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

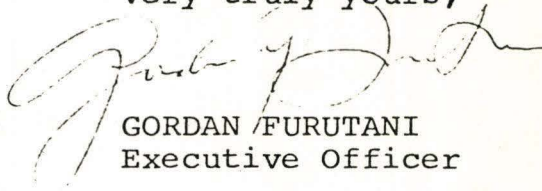
Please note that petition

SP77-274 - BOB MASON/NATIONAL ORGANIZATION OF NEW APOSTOLIC CHURCHES

- will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI  
Executive Officer

Enclosure - Agenda



STATE OF HAWAII  
LAND USE COMMISSION  
Suite 1795  
Pacific Trade Center  
190 S. King Street  
Honolulu, Hawaii 96813

September 19, 1977

Mr. Bob Mason  
National Organization of  
New Apostolic Churches  
557 Kupulau Street  
Hilo, Hawaii 96720

Dear Mr. Mason:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

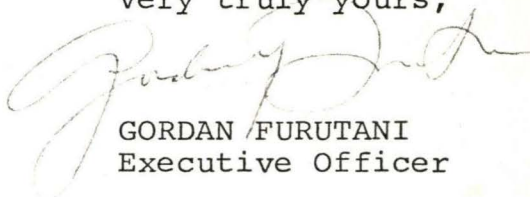
Please note that petition

A77-274 - BOB MASON/NATIONAL ORGANIZATION OF APOSTOLIC CHURCHES

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI  
Executive Officer

Enclosure - Agenda



STATE OF HAWAII  
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

October 6, 1977 - 9:30 a.m.  
Kauai County Council Chambers  
4396 Rice Street  
Lihue, Kauai

A G E N D A

I. ACTION

- ✓ 1. SP77-274 - Bob Mason/National Organization of Apostolic Church

To allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waiakea, South Hilo, Hawaii.

2. SP77-277 - E. T. Ige Construction, Inc.

To allow the establishment of a temporary rock crushing and concrete batching facility on approximately 6 acres of land situated within the State Land Use Agricultural District at Wailuku, Maui.

II. HEARING

1. A77-431 - Blackwell Construction, Inc.

To reclassify 34.38 acres, more or less, presently in the Agricultural District into the Rural District at Wailua, Kauai for low density residential-agricultural use.

III. MISCELLANEOUS

1. Adoption of Minutes  
2. Meeting Schedule



9/19/77 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS  
ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS
2. HAWAII
3. MAUI
4. KAUAI



GEORGE R. ARIYOSHI  
GOVERNOR

LAND USE COMMISSION  
STATE OF HAWAII

SEP 14 1 31 PM '77



STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE  
1428 SO. KING STREET  
HONOLULU, HAWAII 96814

JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

MEMBER - AT - LARGE

ERNEST F. MORGADO  
MEMBER - AT - LARGE

Sidney Goo  
MEMBER - AT - LARGE

SHIZUTO KADOTA  
HAWAII MEMBER

STEPHEN Q. L. AU  
KAUAI MEMBER

FRED M. OGASAWARA  
MAUI MEMBER

September 13, 1977

Mr. Dan Yasui  
Land Use Commission  
Suite 1795, Pacific Trade Center  
Honolulu, Hawaii 96813

Dear Mr. Yasui:

Subject: Special Permit, Hawaii County  
National Organization of New  
Apostle Churches, TMK: 2-4-47:20

Please consider our previous comments to the County of Hawaii to be modified to state that the soil is classified as 01D under the SCS soil classification system. This soil type is not classed as "prime farm land" by the Soil Conservation Service.

A copy of this letter will be sent to the County of Hawaii Planning Department.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "James C. Kirchhofer".

James C. Kirchhofer  
Planning Office

cc: Mr. Sidney Fuke



STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

October 6, 1977

FROM: Staff

9:30 a.m.

SUBJECT: SP77-274 - Bob Mason/National Organization of  
New Apostolic Churches

The petitioner, Bob Mason, on behalf of the National Organization of New Apostolic Churches, is requesting a Special Permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waieka, South Hilo, Hawaii, Tax Map Key 2-4-47: 20. The subject property is located along the north side of Alani Street, approximately 650 feet east of the Alani Street and Malaai Road intersection at Waiakea Homesteads.

The petitioner intends to construct a 1,400 square foot church to accommodate approximately 100 persons on the subject property. The present church membership is 39. The subject parcel has a frontage along Alani Street of 113.32 feet and a depth of 385 feet. Plans for the proposed church structure indicate that the building would be set back 100 feet from Alani Street and a minimum of 35 feet from either property line to the east and west.

In support of the permit request, the petitioner has in part stated the following:

- "1. Chapter 8, Article 26, Section 2(C) 1 of the Hawaii County Zoning Code states that churches may be allowed to be built in agricultural areas of the County of Hawaii. The land in question is found within the State Land Use agricultural district and is zoned agricultural three acres, or A-3a. Being that this provision has been adopted by the zoning code, we are seeking this exception.
- "2. To locate a church in a residential or other allowable area would not be feasible in terms of cost of land and expansion needs. Also, in purchasing a smaller sized lot than one acre, a variance will have to be applied for which will consume time and money. The church also will be unable to expand the facilities in terms of playground and parking facilities on small RS-10 to RS-15 type lots.



- "3. Mr. Inocencio Agasa, the former owner of the parcel in question, sold the property to the National Organization of the New Apostolic Church with the intention and the knowledge that a church would be constructed on the parcel. We also have attached signatures from 23 residents in the area (see map) who do not object to the establishment of the church in the area. In addition, all the residents on Alani Street on which the parcel is located have no objections to the church being built.
- "4. The existing roads, we believe, are adequate to serve the projected needs of the church. They believe that the maximum number of cars at any one time which will be driven to the church will be 10 cars. The philosophy of the church is to keep their congregation small--about 50--in order to achieve their goals. Historically, the churches throughout the nation have been about the size indicated above.
- "5. The hours of congregation will be on Sunday and on Thursday during the week.
- "6. In a residential district, a church would have the added disadvantage of being close to other houses and detract from the openness that would be desirable in any neighborhood. It is felt that a church is better suited to be away from any residential-type districts.
- "7. It is also suggested that the State Land Use Code be amended to allow churches in State land use agricultural districts. This will conform to the present County Code which allows churches in those districts."

A petition containing 23 signatures supporting the permit request was submitted along with the Special Permit application to the Hawaii County Planning Department. A copy of the petition is attached (County Exhibits A-3, A-4, and A-5).

The Hawaii County General Plan Land Use Pattern Allocation Guide Map designates the subject area for orchard use. This General Plan classification includes lands which, though rocky in character and content, may support certain agricultural products. The County's zoning designation is Agricultural 3-acres (A-3a).

The subject site is presently vacant of any structures. There had previously been a 2,500 square foot state triangulation station (survey reference point for mapping purposes) located within the subject property, however, that lot has since become a part of the property under consideration. There is a single family



dwelling situated on the adjacent lot to the east of the subject site. The adjacent parcel to the west is used for grazing. Other single family dwellings are scattered throughout the surrounding area.

Access to the property is from Alani Street which has a 40-foot right-of-way and a 16-foot wide pavement. All essential utilities, including water, electricity and telephone are available in the area.

According to the U. S. Department of Agriculture, Soil Conservation Service, the soil of the subject property is of the Olaa Series which consists of extremely stony silty clay loam. The surface layer and subsoil are 16 inches and 9 inches thick respectively. This soil has a medium acid surface layer and a slightly acid subsoil. Permeability is rapid, runoff is slow, and the erosion hazard is slight. The capability subclass rating for this soil is VII. Class VII soils have severe limitations that make them unsuited to cultivation and which restrict their use largely to pasture or range, woodland, or wildlife. This class is the second lowest in the Soil Conservation Service's ranking system for agricultural activity.

This Special Permit request had been previously denied by the Hawaii County Planning Commission in June, 1976. Prior denial was in part based upon the inadequacy of access roadways leading to the subject property. However, subsequent review by both the Department of Public Works and the Planning Department has indicated that roadways are adequate for the proposed church use, as only about 10 vehicles are expected to be using the roadway at any one time.

Another basis for prior denial was the availability of alternative lands which allow the establishment of churches and related uses. The Planning Department subsequently determined that "due to changing conditions and seeing that the petitioner did look at other possibilities of establishing a church within an urban zoned district and not being able to find suitable property,... that this particular location will be acceptable because churches are permitted within the County's Agricultural zoned district".

Pertinent comments from governmental agencies:

1. Hawaii County Department of Public Works

The Department of Public Works provided the following comments:

- "1. The State of Hawaii "Clark" trig. station shown on this parcel on the tax maps is not in use and have been abandoned.
- "2. Alani Street is a County maintained roadway with a 40 ft. right-of-way and 16 ft. wide A.C. pavement in good condition."



## 2. State Department of Health

The State Department of Health had the following comment:

"Provide sanitary facilities as required in the Public Health Regulations, Chapter 1, Sanitation, Section 79."

All other cooperating agencies, including the Hawaii Electric Light Company, Hawaii County Department of Water Supply, Hawaii County Fire Department, Hawaii County Department of Research and Development and Hawaii County Police Department had no comments on or objections to the subject permit request.

At the public hearing held by the Hawaii County Planning Commission on July 21, 1977, testimony was received from the petitioner and his wife. No one else testified in support or opposition to this request. A copy of the hearing transcript is attached (County Exhibit Q).

On August 11, 1977, the Hawaii County Planning Commission voted to recommend approval of the permit request to the Land Use Commission based on the following findings:

- "1. That the granting of the proposed use 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.

The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District does include lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics. The U.S. Department of Agriculture, Soil Conservation Service's capability class is VII. Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. This class is the second lowest in the Soil Conservation Service's ranking system for agricultural activity.

Although it is quite possible that some form of agricultural activity may be conducted on this 1+-acre lot, it is determined that the use of the property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the area or of the island and state. This particular area can be classified as "rural-



residential" in character due to the sizes of the lots. The lands along Alani Street are basically 1+ acre in sizes. Due to the overall character of the area and the physical attributes of the lands, it is acknowledged that the lots are and will be basically used as home sites with possibly some backyard farming activity. This situation presently exists with other lots within the general area which are already developed.

The establishment of the proposed use is determined to be compatible with the area and would not be in conflict with the surrounding uses. It is further felt that the granting of this particular request at its proposed location will not adversely affect the surrounding properties and their improvements.

"2. That the granting of this particular request will also not be in conflict with the County's current land use policies. Institutions of a religious nature, such as churches, are allowed within the agriculturally zoned lands under the County of Hawaii's Zoning Code. As such, the granting of this particular Special Permit request for the establishment of a church on the subject property also will not be contrary to the County's policies regarding land usage.

"3. That although the proposed uses will somewhat alter the essential character of the land, it is determined that such a change may make the highest and best use of the land involved for the public welfare at the present time. At present, the land is vacant and is not used for agricultural purposes. Although the proposed use will undeniably alter the existing undeveloped situation of the property to some degree, it is determined that the provisions of a religious institution on a limited scale on the subject land would for the present time, be beneficial and well-suited to accommodate the welfare of the public, in this particular case, the members of this faith. There presently are no facilities of this faith available for the residents or the area and the entire island.

Therefore, it is further determined that the establishment of the proposed use would meet the present needs of the members of this congregation.

"4. That the proposed use will not unreasonably burden public agencies to provide roads and other infrastructures and services. All essential services and facilities are available to the subject property. The area under consideration fronts Alani Street. Although concerns regarding the adequacy of this



roadway was expressed as one (1) of the reasons for the denial of the previous application, after further investigation, it is felt that the present improvements within the roadway will be able to accommodate the added traffic which will be generated by the proposed use. This is further justified by the Department of Public Works comment that the present pavement is in good condition."

The favorable recommendation was subject to the following conditions:

- "1. That construction of the proposed facility commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
- "2. That the requirements of the Building and Fire Codes and the State Department of Health shall be complied with.
- "3. That the driveway to and parking area for the proposed use be paved with all-weather, dust-free surface. The width of the pavement and the number of parking stalls shall be determined at the time of Plan Approval.
- "4. That all other applicable rules and regulations shall be complied with."

It was further stated by the Planning Commission that: "Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void."



We, the undersigned residents of the Waiakea - Uka Area  
do not oppose the establishment and building of the  
New Apostolic Church in this Area.-

✓ Charles Brany 2035 Ainaola Dr., Hilo  
Walter H. Klaus 2000 Ainaola Dr.  
✓ Mr. & Mrs. Walter Castro 1751 Ainaola Dr.  
Mr. & Mrs. Yutaka Matsui 1830 Ainaola Dr.  
Mr. & Mrs. George Menzies 1803 Ainaola Dr.  
Mr. & Mrs. Howard Dethmer 1750 Ainaola Dr.  
Linda M. Andrade 1800 Ainaola Dr.  
Mrs. & Mrs. Robert Banco 1650 Ainaola Dr.  
Shiakihi Oshiro 1475 Ainaola Dr.  
Robert Tanka 1445 ✓ ✓  
Lucille B Mambsey 1400 Ainaola Dr.



We, the undersigned residents of the Waialea - Uka Area  
do not oppose the establishment and building of the  
New Apostolic Church in this area.

J. Henry 111 Hoaka Rd.

B. Telle 50 Malaa Road

Grace Y. Bell 66 Malaa Rd.

Edna J. Chang 150 Malaa Rd

Wigberto 151 Malaa Rd

Manuel Oliveira 176 Malaa Rd

Isabel McDonald 260 B Malaa Rd

Edna Ayvedo 345 Malaa Rd

Paulette Alameda 260 Malaa Rd.



We, the undersigned residents of the Waiakea - Uka Area  
do not oppose the establishment and building of the  
New Apostolic Church in this area.-

Norma Flores  
50 D Malaei Rd.  
Hilo, Hi 96720

Harold H. Oluhama  
50-J Malaei St.  
Hilo Hi. 96720

Robert Flores



PLANNING COMMISSION

Planning Department  
County of Hawaii

HEARING TRANSCRIPT  
July 21, 1977

A regularly advertised public hearing on the application of Bob Mason, in behalf of the National Organization of New Apostolic Churches was called to order at 5:17 p.m. in the Councilroom, County Building, South Hilo, Hawaii by Chairman Jitchaku.

PRESENT: Lorraine Jitchaku  
Scott Asai  
Haruo Murakami  
William Paris, Jr.  
Charles H. Sakamoto, Jr.  
Shigeru Fujimoto  
Arthur W. Martin

ABSENT: J. Walsh Hanley  
William F. Mielcke

Duane Kanuha, Deputy Director  
Norman Hayashi, Planner  
Virginia Goldstein, Planner

David Murakami, representing Ex-officio member Edward Harada  
Earl Nakasato, Deputy Corporation Counsel  
Quirino Antonio, representing Ex-officio member Akira Fujimoto

and about 5 people in attendance.

CHAIRMAN: We will go on to Item 4, the last one on our agenda for today. Public hearing on the application of Bob Mason, in behalf of the National Organization of New Apostolic Churches, for a Special Permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District. The property involved is located on the north side of Alani Street, approximately 650 feet east of the Alani Street-Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo, TMK: 2-4-47:20.

HAYASHI: Read background information on file.

CHAIRMAN: Thank you, Norman. Any questions to the staff's report?

ASAI: Norman, correct me if I am wrong; is there a piggery near that area?

HAYASHI: Yes. According to our investigation, there are two piggeries in this area; one is located on this property and another here.

ASAI: Thank you.

MURAKAMI: Norman, can you tell us where the individuals who signed the petition is situated?

Exhibit Q



HAYASHI: We have not had the chance to locate it on the map, however, we have identified certain areas; three residents here, another one there; several along this stretch here up along Ainaola Drive and above, five or six of them on Malaai Road. As the petitioner has indicated, as stated in their application, that the individuals along Alani Street stated no objections, however, those people did not sign the petition or there is no record showing that they have signed the petition indicating support of the request.

MURAKAMI: Correct me if I am wrong; at the last hearing when we denied this, there were several people from that area, right?

HAYASHI: Basically, if I recall, there was only one person that really objected to that request, however, he does not reside in that particular location; further mauka I believe.

CHAIRMAN: Any other questions of the staff's report? If not, at this time the Chair would like to call on the representative of the church. (Petitioner sworn in)

MASON: My name is Bob Mason.

CHAIRMAN: You are the applicant representing the church. Do you have any comments to the staff's report that was read? Do you have anything further to add for our information?

MASON: I think it was covered adequately.

CHAIRMAN: Are there any questions for Mr. Mason?

MARTIN: In the report you stated that the church will operate on Sunday and Thursday. Will this be Sunday morning?

MASON: Sunday morning and Sunday evening.

MARTIN: Thursday, in the evening; not during the day?

MASON: No.

MARTIN: Could you be able to give us any reason why those you have spoken to along Alani Street that none of them sign the petition?

MASON: The people we talked to on Alani St. belong to a neighborhood organization there and they have one man who they said was their spokesman and they said that when they joined the organization they agreed that he will be the spokesman so they would not sign anything because of that. No one voiced any objection; in fact most of them said that they were in favor.

MARTIN: Do you know whether that particular person who is the spokesman was the one that appeared before us the last time we had the meeting?

MASON: No sir, I understand that gentlemen who opposed the last time has since left the island.

CHAIRMAN: Are there any other questions of Mr. Mason?



MURAKAMI: What is the total membership? If and when you build the church, what will be the total membership attending?

MASON: Our total membership at the present time is 39. The church will be built to seat 100 but usually it has been our way of doing things in the past, whenever we get to that particular number, we then relocate and build another church. In other words, we keep our congregation small. We look at an area where the majority of the members will be coming from and we would secure the land and build another church there.

MURAKAMI: Of the 39 members, that includes children and all?

MASON: Yes sir.

CHAIRMAN: It was also mentioned in the report that there are 50 members.

MASON: Madam Chairman, that 50 was referring to as a sort of number where we would like to keep the congregation at rather than get too large.

SAKAMOTO: It was mentioned that there are two piggeries up on the mauka side. Do you have the smell coming down to your church?

MASON: I have been up to the property many times and I have never smelled anything objectionable at all.

CHAIRMAN: Mr. Mason, I can't remember; did you also represent the church the last time?

MASON: No, I did not.

CHAIRMAN: You don't look familiar. How many churches of your faith are on the island?

MASON: On this particular island, just one; here in Hilo and we are meeting in a home until we build one. We do have a church on Molokai and Oahu.

CHAIRMAN: Are you a resident here?

MASON: Yes.

MURAKAMI: Can you tell me how many homes are around that church? People actually living there?

MASON: Right next door to the east of the property, Mr. Lee is constructing a home and across from us to the south, there are two homes across from us but they are pretty well scattered out. There is a home on the corner of Malaai and Alani.

MURAKAMI: All the property that are developed over there, what is the size of the property? One acre, three acres?

HAYASHI: Are you talking about the lots along Alani Street? Those are also one acre in size.

CHAIRMAN: Do you have anything further to add?



ASAI: Mr. Mason, you mentioned to Mr. Martin that you meet Sundays and Thursdays. Thursday evenings, about three hours?

MASON: We start our Thursday evening services at eight and end about nine. Just for one hour.

CHAIRMAN: Any other questions? Staff, do you have any questions for Mr. Mason? If not, we thank you for your comments.

This is a public hearing. The Chair would like to call anyone here who wishes to speak on behalf of this application now before the County Planning Commission.

(Irene Mason sworn in).

MRS. MASON: My name is Irene Mason. My husband is the petitioner. I would like to say at this time that we have been here only for 11 months but that we are a permanent part of Hawaii. We will not be transferred out. My husband was asked to come and take over this congregation because there was no one here. We have since then found jobs; it hasn't been easy. My husband was laid off from a good job, he was a foreman and now he is working as a janitor on a temporary basis. My son also gave up a good job to come here. My son, at the age of 18, gave up a good job, an apartment and a chance for a brand new car. I don't think I could do it at 40.

We are working here; we do not intend to leave. We will not abandon this congregation. I think that these things are important but you should know that we do not come here merely to build this congregation; that church will be paid for before it is ever built. Money asked for in our churches are offerings from the heart. I will gladly answer any questions.

Right now I have a boss that says "you're lucky you come to Hawaii" and everyday he says "you're lucky you work for Japanese". He never lets me forget that. Everyone has been very good to us all. I have been entrusted with much. After working for a month and a half, my boss took off and gave me 12 signed checks. I said "Do you think I will be here when you get back" and he said "you wouldn't be?"

My son has also taken over Homelani, when Mr. Kutsunai left the island, so it is not like we're going to come in here and stay a short time.

CHAIRMAN: Are there any questions you would like to ask Mrs. Mason? If not, thank you very much and we appreciate your coming.

Are there anyone else here that would like to speak before the Commission?

HAYASHI: Madam Chairman, could we call Mr. Mason back. I would like to ask him a question.

CHAIRMAN: Mr. Mason, please come forward. Staff has a question for you.

HAYASHI: Mr. Mason, since your application was denied about a year ago, did you actively pursue, look at other sites to construct your church on?

MASON: Yes, we did.

HAYASHI: Could you give us some areas that; or people you have contacted?



MASON: We talked to Nakahara Real Estate and Fujiyama plus various individuals that we became acquainted with that has property holdings and we looked into over a dozen different sites but either the cost was so prohibiting or so far out or in an area that wouldn't be a good place to build a church.

HAYASHI: Thank you.

CHAIRMAN: Thank you, Mr. Mason. If there is no other, further testimony, the Chair would like to recommend the closing of the public hearing.

PARIS: I move that the hearing be closed.

MARTIN: I second the motion.

CHAIRMAN: It has been moved by Commissioner Paris and seconded by Commissioner Martin that the public hearing be closed. All those in favor?

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? This is a special permit, action will be taken after 15 days under the rules and regulations of the State Land Use Commission. You will be notified, Mr. Mason, when the action meeting will be held.

Public hearing adjourned at 5:40 p.m.

Respectfully submitted,

*Mieko M. Kawasaki*

Mieko M. Kawasaki, Secretary Pro tem

A T T E S T:

(Mrs.) Lorraine R. Jitchaku, Chairman  
Planning Commission





COUNTY OF  
HAWAII

## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SP 77-274  
LAND USE COMMISSION  
STATE OF HAWAII

HERBERT T. MATAYOSHI  
Mayor

AUG 25 11 33 AM '77  
SIDNEY M. FUKU  
Director

DUANE KANUHA  
Deputy Director

August 12, 1977

Mr. Gordan Furutani  
Executive Officer  
Land Use Commission  
190 South King Street, Suite 1795  
Honolulu, HI 96813

Dear Mr. Furutani:

Special Permit Application  
Petitioner: Bob Mason/National Organization  
of New Apostolic Church  
Tax Map Key 2-4-47:20

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-47:20.

The Planning Commission at a duly advertised public hearing held on July 21, 1977 in the Councilroom, County Building, South Hilo, Hawaii, discussed the subject request. The Commission on August 11, 1977, voted to recommend the approval of the special permit to the Land Use Commission based on the following findings:

1. That the granting of the proposed use 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.

The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District does include lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary



August 12, 1977

activities by reason of topography, soils and other related characteristics. The U. S. Department of Agriculture, Soil Conservation Service's capability class is VII. Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. This class is the second lowest in the Soil Conservation Service's ranking system for agricultural activity.

Although it is quite possible that some form of agricultural activity may be conducted on this 1+-acre lot, it is determined that the use of the property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the area or of the island and state. This particular area can be classified as "rural-residential" in character due to the sizes of the lots. The lands along Alani Street are basically 1+ acre in sizes. Due to the overall character of the area and the physical attributes of the lands, it is acknowledged that the lots are and will be basically used as home sites with possibly some backyard farming activity. This situation presently exists with other lots within the general area which are already developed.

The establishment of the proposed use is determined to be compatible with the area and would not be in conflict with the surrounding uses. It is further felt that the granting of this particular request at its proposed location will not adversely affect the surrounding properties and their improvements.

2. That the granting of this particular request will also not be in conflict with the County's current land use policies. Institutions of a religious nature, such as churches, are allowed within the agriculturally zoned lands under the County of Hawaii's Zoning Code. As such, the granting of this particular Special Permit request for the establishment of a church on the subject property also will not be contrary to the County's policies regarding land usage.
3. That although the proposed uses will somewhat alter the essential character of the land, it is determined that such a change may make the highest and best use of the land involved for the public welfare at the present time. At present, the land is vacant and is not used for agricultural purposes. Although the proposed use will undeniably alter the existing undeveloped situation of the property to some degree, it is determined that the provisions of a religious institution on a limited scale on the subject land would for the present time, be beneficial and well-suited to accommodate the welfare of the public, in this particular case, the members of this faith. There presently are no facilities of this faith available for the residents or the area and the entire island.



August 12, 1977

Therefore, it is further determined that the establishment of the proposed use would meet the present needs of the members of this congregation.

4. That the proposed use will not unreasonably burden public agencies to provide roads and other infrastructures and services. All essential services and facilities are available to the subject property. The area under consideration fronts Alani Street. Although concerns regarding the adequacy of this roadway was expressed as one (1) of the reasons for the denial of the previous application, after further investigation, it is felt that the present improvements within the roadway will be able to accommodate the added traffic which will be generated by the proposed use. This is further justified by the Department of Public Works comment that the present pavement is in good condition.

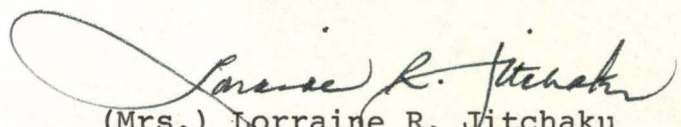
It is further recommended that the request be given favorable consideration subject to the following conditions:

1. That construction of the proposed facility commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
2. That the requirements of the Building and Fire Codes and the State Department of Health shall be complied with.
3. That the driveway to and parking area for the proposed use be paved with all-weather, dust-free surface. The width of the pavement and the number of parking stalls shall be determined at the time of Plan Approval.
4. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void.

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,

  
(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission

lgv  
Enclosures

cc Bob Mason  
Land Use Division, DPED  
Al Inoue



COPY

PLANNING DEPARTMENT  
25 AUPUNI STREET

LAND USE COMMISSION  
STATE OF HAWAII

COUNTY OF HAWAII  
HILO, HAWAII 96720

AUG 22 7 55 AM '77

August 12, 1977

Mr. Bob Mason  
National Organization of  
New Apostolic Church  
557 Kupulau Street  
Hilo, HI 96720

Dear Mr. Mason:

Special Permit Application  
Tax Map Key 2-4-47:20

The Planning Commission at its regular meeting of August 11, 1977 considered your application for a special permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waiakea, South Hilo, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That construction of the proposed facility commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
2. That the requirements of the Building and Fire Codes and the State Department of Health shall be complied with.
3. That the driveway to and parking area for the proposed use be paved with all-weather, dust-free surface. The width of the pavement and the number of parking stalls shall be determined at the time of Plan Approval.
4. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void.

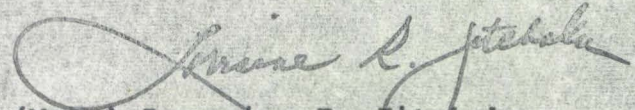


Mr. Bob Mason  
Page 2

August 12, 1977

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,



(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission

lgv

cc ~~State Land Use Commission~~  
Land Use Division, DPED,  
*Al Inoue*

Permanent Record

SOUTHWORTH CO.

75% OTION CONTENT

U.S.A.



BOB MASON, in behalf of the NATIONAL ORGANIZATION OF NEW APOSTOLIC CHURCH - Special Permit

- A. Petitioner's letter (5/12/77)
- A-1. Application form
- A-2. Petitioner's reasons
- A-3 to 5. Petition
- A-6 to 8. Location map of those who signed petition
- A-9. Petition's site plan
- B. Departmental acknowledgement letter (5/25/77)
- C. Letter to agencies (5/25/77)
- D. Health (5/21/77)
- E. Helco (5/31/77)
- F. Police (6/1/77)
- G. Public Works (6/1/77)
- H. Soil Conservation Service (6/2/77)
- I. Public Works (6/6/77) *D. water supply*
- J. Fire (6/6/77)
- K. Research & Development (6/9/77)
- L. Agriculture (6/15/77)
- M. Letter to adjacent property owners (7/1/77)
- M-1. List of adjacent property owners (7/1/77)
- M-2. Map for adjacent property owners (7/1/77)
- N. Public hearing notice
- O. Letter to petition's (7/1/77)
- P. Minutes (7/21/77)
- Q. Hearing Transcript (7/21/77)
- R. Letter to petition's (7/22/77)



- S. Letter to petitions (7/27/77)
- T. Location Map- presentation
- U. Site Map - presentation
- V. Staff background
- W. Staff recommendation
- X. Voting Sheet
- Y. Minutes (8/11/77)



557 Kupulau Road  
Hilo, HI 96720  
May 12, 1977

Planning Department  
Planning Commission  
County of Hawaii  
Hilo, HI 96720

ATTENTION: Mr. Norman Hayashi

Dear Sirs:

RE: Construction of a new church on TMK 2-4-47-20

Enclosed please find an application requesting construction of a church on the subject parcel. We hope the application meets with your approval; and if you have any questions, please feel free to call.

Sincerely,



Bob R. Mason

AI/pms

Enclosures

EXHIBIT A



APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Bob R. Mason

APPLICANT'S SIGNATURE: *Bob R. Mason*

ADDRESS: 557 Kupulau Road, Hilo, HI 96720

TELEPHONE: 959-8285

TAX MAP KEY: Div 3 2-4-47-20 AREA: 43,628 square feet  
(Size of Parcel)

OWNER: National Organization of New Apostolic Churches

OWNER'S SIGNATURE: \_\_\_\_\_

APPLICANT'S INTEREST, IF NOT OWNER: representing owners

REQUESTED USE: To allow the construction of a church on the subject  
parcel.

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: (Please attach)

NOTE: The applicant must show that:

- (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations;
- (b) the desired use shall not adversely affect surrounding properties;
- (c) such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
- (d) unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established;
- (e) the land upon which the proposed use is sought is unsuited for the uses permitted within the district;
- (f) the proposed use will not substantially alter or change the essential character of the land and the present use; and
- (g) the proposed use will make the highest and best use of the land involved for the public welfare.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

For Official Use:

Date received \_\_\_\_\_  
120th day \_\_\_\_\_  
Public Hearing date \_\_\_\_\_  
Action date \_\_\_\_\_  
To Land Use Commission \_\_\_\_\_

Please send copies of all correspondence to:

Mr. Bob R. Mason  
557 Kupulau Road  
Hilo, HI 96720



## THE NATIONAL ORGANIZATION OF THE NEW APOSTOLIC CHURCH

This application by the National Organization of the New Apostolic Church is a second request for a special permit to allow the construction of a church at the proposed site on Alani Street in the Waiakea-Uka section of Hilo (see attached map). They feel justified in asking for this special permit for the following reasons:

1. Chapter 8, Article 26, Section 2 (C) 1 of the Hawaii County Zoning Code states that churches may be allowed to be built in agricultural areas of the County of Hawaii. The land in question is found within the State Land Use agricultural district and is zoned agricultural three acres, or A-3a. Being that this provision has been adopted by the zoning code, we are seeking this exception.
2. To locate a church in a residential or other allowable area would not be feasible in terms of cost of land and expansion needs. Also, in purchasing a smaller sized lot than one acre, a variance will have to be applied for which will consume time and money. The church also will be unable to expand the facilities in terms of playground and parking facilities on small RS-10 to RS-15 type lots.
3. Mr. Inocencio Agasa, the former owner of the parcel in question, sold the property to the National Organization of the New Apostolic Church with the intention and the knowledge that a church would be constructed on the parcel. We also have attached signatures from 23 residents in the area (see map) who do not object to the establishment of the church in the area. In addition, all the residents on Alani Street on which the parcel is located have no objections to the church being built.
4. The existing roads, we believe, are adequate to serve the projected needs of the church. They believe that the maximum number of cars at



any one time which will be driven to the church will be 10 cars. The philosophy of the church is to keep their congregation small--about 50--in order to achieve their goals. Historically, the churches throughout the nation have been about the size indicated above.

5. The hours of congregation will be on Sunday and on Thursday during the week.
6. In a residential district, a church would have the added disadvantage of being close to other houses and detract from the openness that would be desirable in any neighborhood. It is felt that a church is better suited to be away from any residential-type districts.
7. It is also suggested that the State Land Use Code be ammended to allow churches in State land use agricultural districts. This will conform to the present County Code which allows churches in those districts.



We, the undersigned residents of the Waiakea - Uka Area  
do not oppose the establishment and buildin of the  
New Apostolic Church in this area.

J. Hony 111 Hoaka Rd.

✓ B. Tubbis 50 Malai Road

Grace Y. Bell 66 Malai Rd.

✓ Tom J. Chang 150 Malai Rd

Shigetogata 151 Malai

Manuel Oliman 176 Malai

✓ Isabel McDonald 260 B Malai

Edna Ayewedo 345 Malai Rd

Pauleth Alameda 260 Malai Rd.



We, the undersigned residents of the Waiakea - Uka Area  
do not oppose the establishment and building of the  
New Apostolic Church in this Area.-

✓ Charles Brany 2035 Ainaola Dr., Hills  
Walter H. Hines 2000 Ainaola Dr.  
✓ Mr. & Mrs. Walter Castro 1751 Ainaola Dr.  
Mr. & Mrs. Yutaka Matsui 1830 Ainaola Dr.  
Mr. & Mrs. George Menino 1803 Ainaola Dr.  
Mr. & Mrs. Howard DeLami 1750 Ainaola Dr.  
Linda M. Andrade 1800 Ainaola Dr.  
Mrs. & Mrs. Robert Branco 1650 Ainaola Dr.  
Shiakihi Oshiro 1475 Ainaola Dr.  
Robert Tanka 1445 ✓  
Lucille B Mambrey 1400 Ainaola Dr.



We, the undersigned residents of the Waiakea - Uka Area  
do not oppose the establishment and building of the  
New Apostolic Church in this area.-

Norma Flores  
50 D Malaei Rd.  
Hilo, Hi 96720

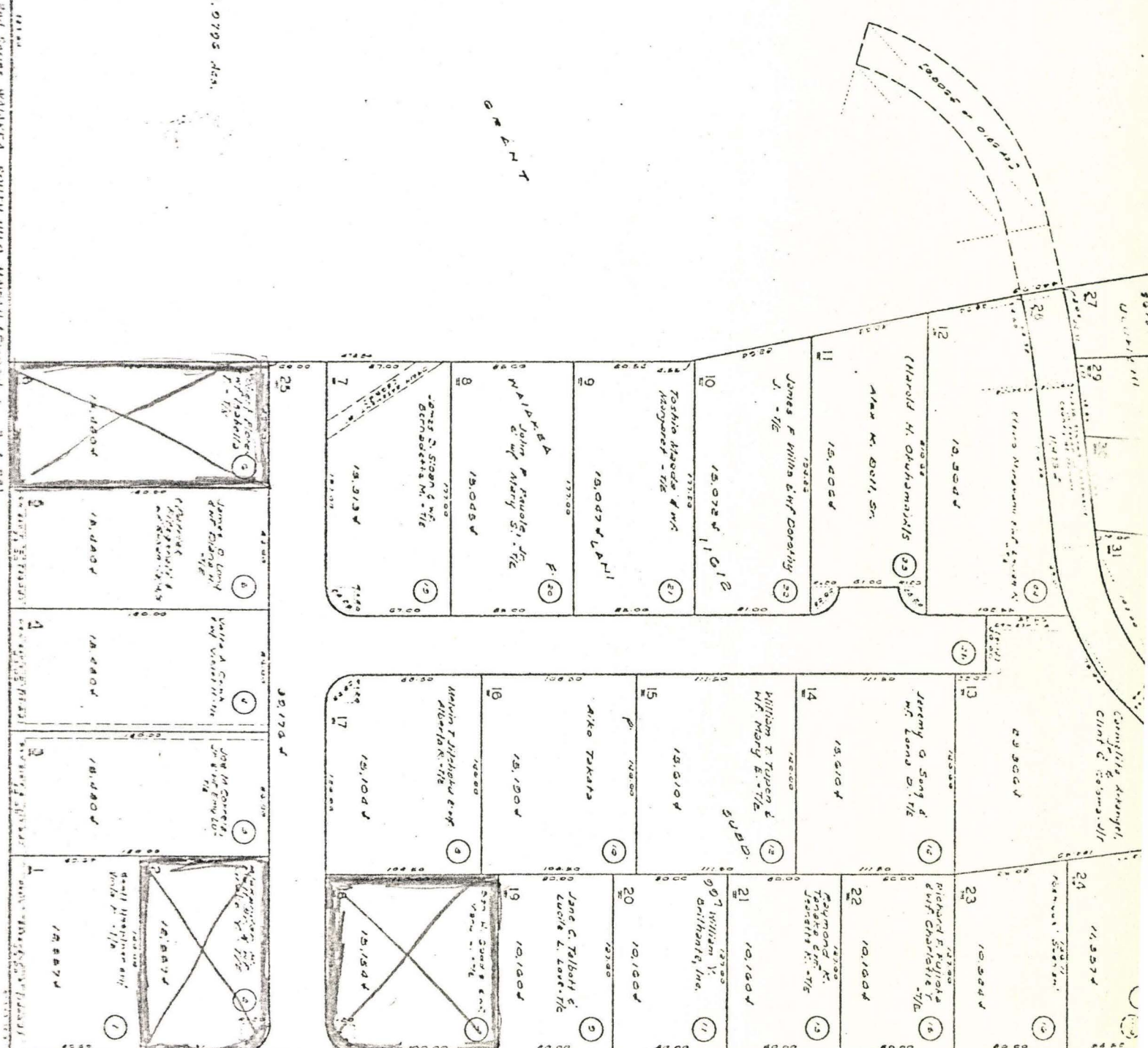
Harold H. Oluhama  
50-J Malaei st  
Hilo Hi. 96720

Robert Flores



0.0795 Acres

0.0795 Acres



MALAAI

STREET

LOT 1100 GRANT 11000 PLAT 06

FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

NOTE: ALL LOTS ON MAP ARE  
SUBJECT TO CHANGE

|                  |     |
|------------------|-----|
| OFFICIAL TAX MAP |     |
| TAX MAP          |     |
| 3                | 928 |
| 2                | 4   |
| 5                | 4   |
| 5                | 4   |

EXHIBIT A-6



INSET

State of Hawaii

319.60 ACs.

(County of Hawaii)  
Rex Farm. 300

45.77 ACs.

Stephen Ho

25.20 ac.

Gr 9273

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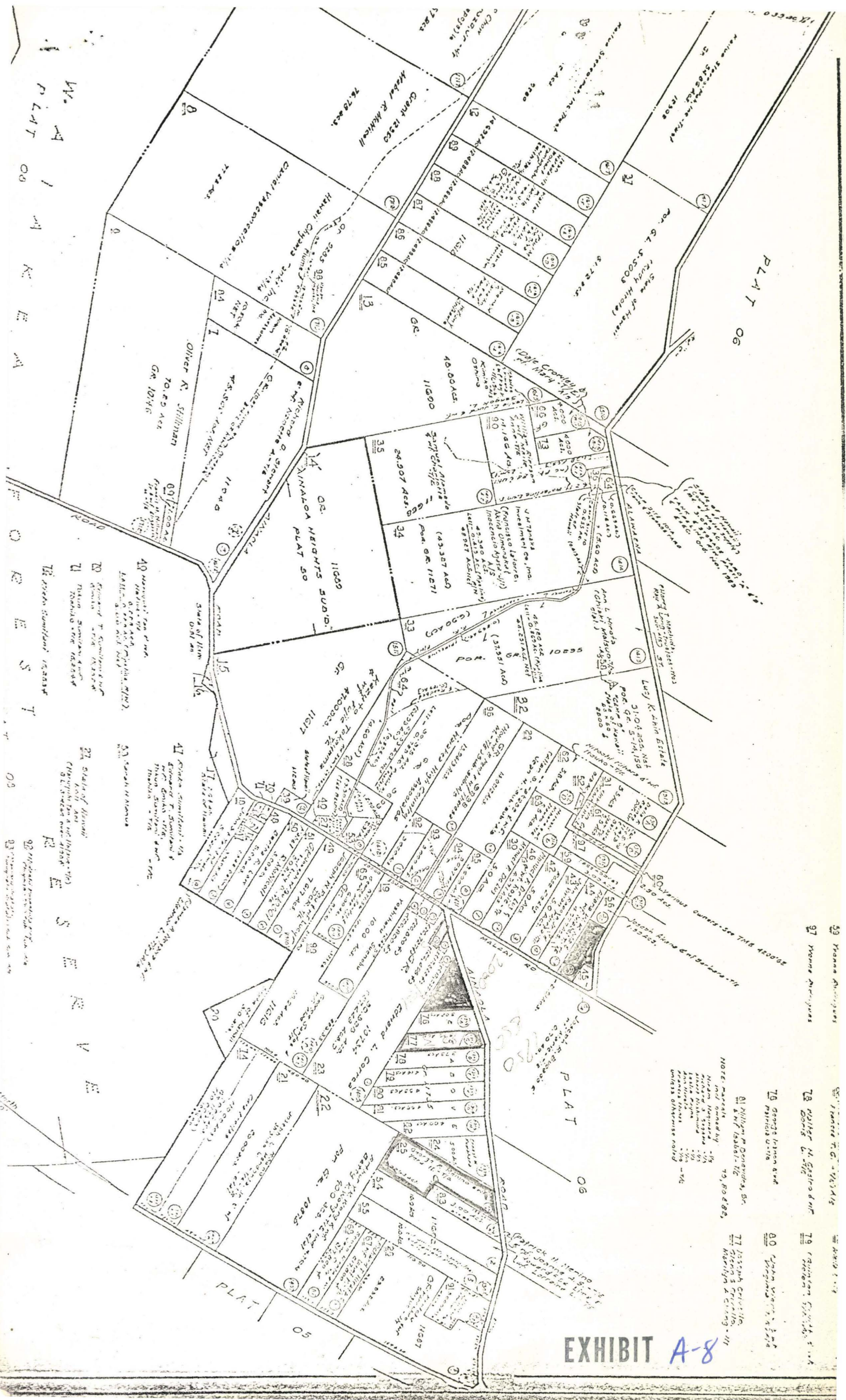
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PLAT 06  
K. E. 1  
F. O. E. S. T. 06  
R. E. S. E. R. V. E.

PLAT 06

PLAT 06

PLAT 05

EXHIBIT A-8

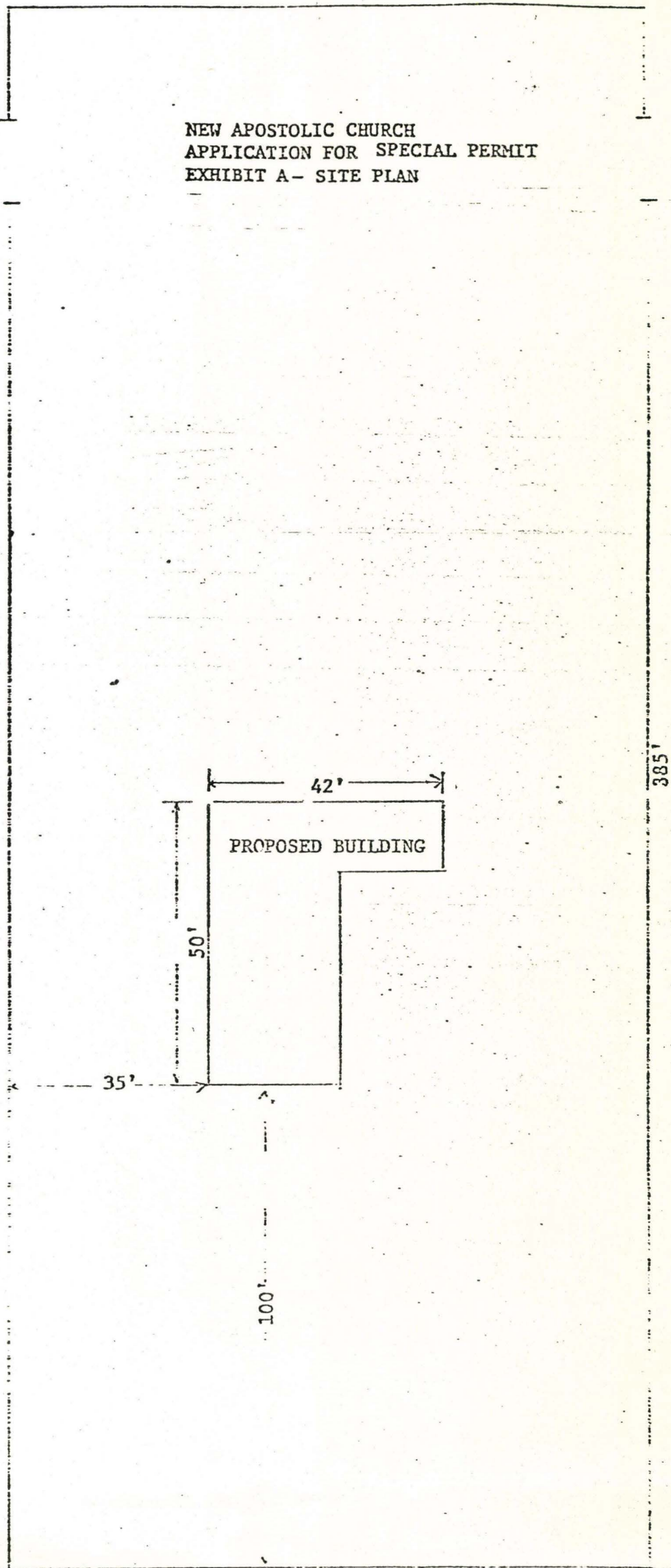
- 39 Thomas Anderson
- 37 Thomas Anderson
- 75 George Johnson
- 77 Joseph Criss
- 79 William Criss

NOTE: Parcel not owned by...  
NOTE: Parcel not owned by...  
NOTE: Parcel not owned by...



NEW APOSTOLIC CHURCH  
APPLICATION FOR SPECIAL PERMIT  
EXHIBIT A- SITE PLAN

N



SCALE:

1" = 25'

~~ALALANI STREET~~  
ALANI

EXHIBIT A-9



Special Permit  
May 25, 1977

Mr. Bob Mason  
557 Kupulau Road  
Hilo, HI 96720

Dear Mr. Mason:

Application for a Special Permit  
TMK: 2-4-47:20

This is to acknowledge receipt of the abovementioned special permit application on May 2, 1977.

The County Planning Commission will conduct a public hearing on this request within a period of not less than thirty (30) nor more than one hundred twenty (120) days from the receipt of the application. The Planning Commission will then act on the application not earlier than fifteen (15) days after the public hearing but within a reasonable time thereafter. Should the Planning Commission recommend favorably on the request, it will be forwarded to the State Land Use Commission for final action.

The Planning Commission may deny the request if it deems that the proposed use does not meet with the special permit guidelines. In such a circumstance, its decision will be considered final. However, in accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a Planning Commission denial may be appealed to the circuit court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing will be forwarded to you as soon as your application is placed on the agenda for Commission action. Should any questions arise in the meantime, please contact Norman Hayashi or Ilima Piianaia of this Department, at 961-8238.

Sincerely,

*Sidney Fuke*  
SIDNEY FUCE  
Director

rfd

EXHIBIT B

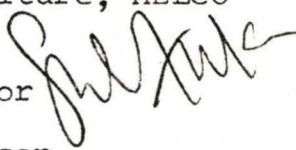
MAY 26 1977



# MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Hwys, Health, R & D, Police, Fire, Soil Conservation and Dept. of Agriculture, HELCO Date: May 25, 1977

From: Director 

Subject: Bob Mason  
Special Permit - Church  
TMK: 2-4-47:20

The attached application for a special permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

Thank you very much.

vv  
Enclosure

EXHIBIT C

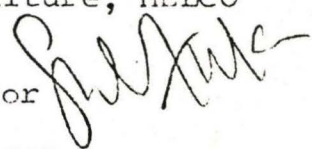
MAY 26 1977



# MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Hwys, Health, R & D, Police, Date: May 25, 1977  
Fire, Soil Conservation and Dept. of  
Agriculture, HELCO

From: Director 

Subject: Bob Mason  
Special Permit - Church  
TMK: 2-4-47:20

The attached application for a special permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

Thank you very much.

vv  
Enclosure

May 31, 1977  
Department of Health, Hilo

Provide sanitary facilities as required in the Public Health Regulations,  
Chapter 1, Sanitation, Section 79.

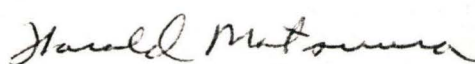
  
HAROLD MATSUURA  
Chief Sanitarian, Hawaii

EXHIBIT D



**HAWAII ELECTRIC LIGHT COMPANY, INC.**

**P. O. BOX 1027 HILO, HAWAII-96720**



**May 31, 1977**

County of Hawaii  
Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

**Attention:** Mr. Sidney Fuke  
Director

**Subject:** Change of Zone Application  
SMA Permits

**Gentlemen:**

We have no comments to the following applications  
as per your memoranda of May 25, 1977:

Kona Medical Associates  
Change of Zone RS-15 to CN-10  
TMK: 8-1-01:25, 27 and pors. 13 & 15

✓ Bob Mason  
Special Permit - Church  
TMK: 2-4-47:20

Pacific Paradise Ocean Front Estates, Ltd.  
Special Management Area (SMA) Use Permit  
Underground Utilities and Roadway Inputs  
TMK: 1-2-28:29

Very truly yours,

Jisuo Niwao, Manager  
Engineering Department

JN:bk

**EXHIBIT E**





## POLICE DEPARTMENT

COUNTY OF HAWAII  
349 KAPIOLANI STREET  
HILO, HAWAII 96720



OUR REFERENCE

YOUR REFERENCE

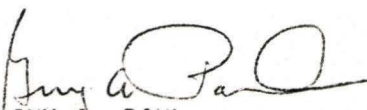
GUY A. PAUL

CHIEF OF POLICE

June 1, 1977

TO : SIDNEY FUKU, PLANNING DIRECTOR  
FROM : GUY A. PAUL, CHIEF OF POLICE  
SUBJECT: SPECIAL PERMIT - CHURCH  
BOB MASON  
TMK: 2-4-47:20

The special permit application submitted by Bob Mason has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

  
GUY A. PAUL  
CHIEF OF POLICE

RLP/k

EXHIBIT F

DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HAWAII  
HILO, HAWAII

Date June 1, 1977

MEMORANDUM

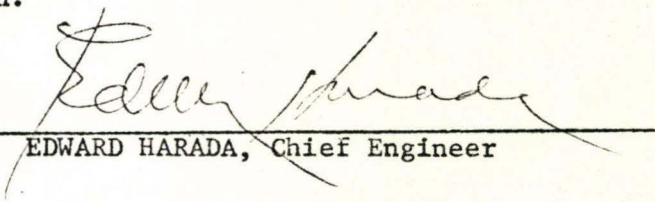
TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit  
Applicant: National Organization of the New Apostolic Church of N. America  
Location: Waiakea-Uka, South Hilo, HI  
TMK: 2-4-47:20

We have reviewed the subject application and our comments are as follows:

1. The State of Hawaii "Clark" trig. station shown on this parcel on the tax maps is not in use and have been abandoned.
2. Alani Street is a County maintained roadway with a 40 ft. right-of-way and 16 ft. wide A.C. pavement in good condition.

  
EDWARD HARADA, Chief Engineer

EXHIBIT 



WAIAKEA SOIL AND WATER CONSERVATION DISTRICT  
P. O. Box 1361  
Hilo, Hawaii 96720

June 2, 1977

Mr. Sidney Fuke, Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

The Waiakea Soil and Water Conservation District Board  
has completed its review of the special permit application  
submitted by Nat'l Organization of New Apostolic Churches for land parcel  
TMK 2-4-47:20.

We have attached the resource evaluation prepared by the USDA Soil  
Conservation Service containing pertinent soils information.

Other Factors Affecting Development:

Upon completion of our field investigation with SCS technicians, it  
has been determined

See attached SCS report.

We hope that we have been of some assistance. Please do not hesitate  
to call on us for further clarification should the need arise.

Sincerely,

*Moses M. Ahuna*  
Moses M. Ahuna  
Chairman

Attachment

EXHIBIT H

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
P. O. Box 1361  
Hilo, Hawaii 96720

June 1, 1977

Mr. Moses M. Ahuna  
Chairman, Waiakea SWCD  
120 Ainaola Drive  
Hilo, Hawaii 96720

Dear Mr. Ahuna:

As per Waiakea Soil and Water Conservation District's request, our staff has completed the resource evaluation concerning Nat'l Organization of New Apostolic TMK 2-4-47:20 presently under consideration for development. For your convenience, the report is composed of two sections: Soil-Related Information and Other Factors Affecting Development.

Soil-Related Information

Old Olaa extremely stony silty clay loam, 0 to 20 percent slopes.

In a representative profile, the surface layer is very dark-brown extremely stony silty clay loam about 16 inches thick. The subsoil is dark-brown extremely stony silty clay loam about 9 inches thick and is underlain by Aa lava. This soil dehydrates irreversibly into gravel-size aggregates. It has a medium acid surface layer and a slightly acid subsoil.

Permeability is rapid, runoff is slow, and the erosion hazard is slight.

The capability subclass rating for this soil is VII - stony.

Other Factors Affecting Development

Estimated engineering properties and interpretations:

Soil pH - 5.6 to 6.5  
Shrink swell - High shrinkage  
Corrosivity on uncoated steel and concrete - Low  
Compressibility - High  
Density - Low when compacted  
Workability - Poor  
Bearing capacity - Low  
Shear strength - Low  
Septic tank filter field limitation - Severe due to shallowness of soil

We hope that we have been of some assistance on this matter. Please do not hesitate to call on us for further technical assistance should the need arise.

Sincerely,

*Patrik K. Watanabe*

Patrik K. Watanabe, Acting  
District Conservationist





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

June 6, 1977

TO: Planning Department  
FROM: Department of Water Supply  
SUBJECT: BOB MASON  
SPECIAL PERMIT - CHURCH  
TMK: 2-4-47:20

We have no comments or objections to the applicant's special permit request for a church.

*Akira Fujimoto*  
Akira Fujimoto  
Manager  
QA

cc: Bob R. Mason

**EXHIBIT I**

*... Water brings progress...*

HAWAII COUNTY FIRE DEPARTMENT

TO: Planning

DATE: June 6, 1977

FROM: Fire

SUBJECT: Bob Mason  
Special Permit - Church  
TMK: 2-4-47:20

No comments.

*Terumi W. K. K. K.*  
Fire Inspector





## DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII • 25 AUPUNI STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961-8366

June 9, 1977

### MEMORANDUM

TO: PLANNING DIRECTOR

FROM: DIRECTOR *Clarence W. Garcia*

SUBJECT: BOB MASON, SPECIAL PERMIT - CHURCH  
TMK: 2-4-47:20

We have no adverse comments on this application.

EXHIBIT 15

GEORGE R. ARIYOSHI  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE  
1428 SO. KING STREET  
HONOLULU, HAWAII 96814

JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE  
YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

IRWIN M. HIGASHI  
MEMBER - AT - LARGE

ERNEST F. MORGADO  
MEMBER - AT - LARGE

KALFRED K. YEE  
MEMBER - AT - LARGE

SHIZUTO KADOTA  
HAWAII MEMBER

STEPHEN Q. L. AU  
KAUAI MEMBER

FRED M. OGASAWARA  
MAUI MEMBER

June 15, 1977

MEMORANDUM

To: Mr. Sidney Fuke, Director  
Hawaii County Planning Department

Subject: Bob Mason  
Special Permit - Church  
TMK: 2-4-47:20

The Department of Agriculture has reviewed the subject application. We note that the soil on a large portion of the subject parcel is rated by the U. S. Department of Agriculture, Soil Conservation Service, as OaC (Olaa silty clay loam). This soil type meets the criteria to be considered as "prime agricultural land" by the Soil Conservation Service.

We appreciate the opportunity to comment.

A handwritten signature in dark ink, reading "John Farias, Jr.", is written over the typed name.

JOHN FARIAS, JR.  
Chairman, Board of Agriculture

EXHIBIT

L





COUNTY OF  
HAWAII

## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI  
Mayor

SIDNEY M. FUKU  
Director

DUANE KANUHA  
Deputy Director

July 1, 1977

Dear Property Owner: (TMK:

Special Permit Application  
Waiakea, South Hilo, Hawaii  
Tax Map Key 2-4-47:20

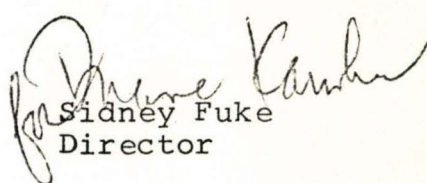
You are hereby notified that a request for a special permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District has been submitted by the petitioner, Bob Mason, in behalf of the National Organization of New Apostolic Churches.

The property involved is located along the north side of Alani Street, approximately 650 feet east of the Alani Street Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo, Hawaii.

A public hearing on the subject will be held beginning at 4:30 p.m. on Thursday, July 21, 1977 in the Councilroom, County Building, South Hilo, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing.

Sincerely,

  
Sidney Fuku  
Director

lgv

Enclosure

EXHIBIT 

Sent out  
7-5-77

SPECIAL PERMIT

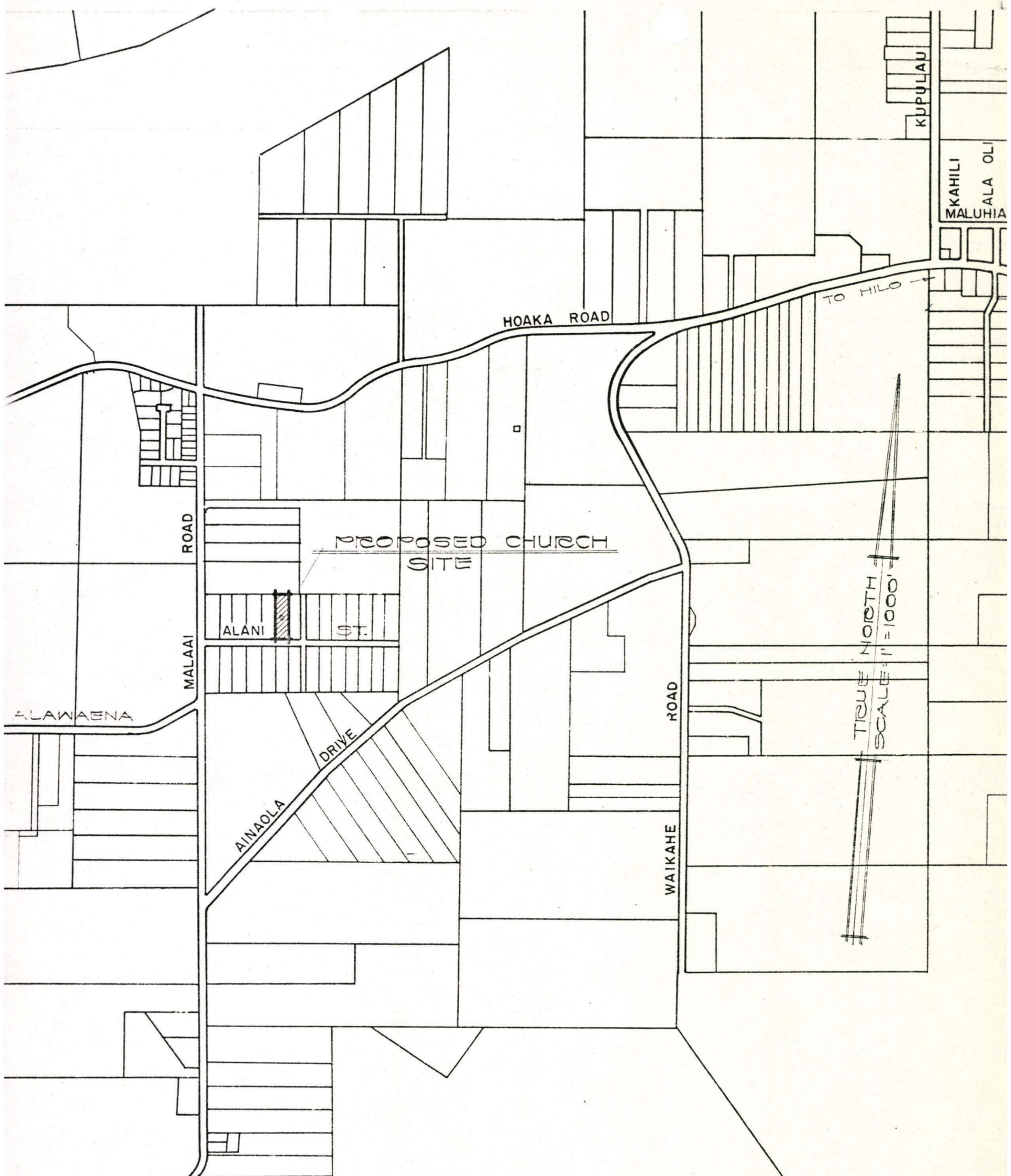
BOB MASON

CONSTRUCTION OF A NEW CHURCH  
2-4-47:20 (43,628<sup>00</sup>)

- (2-4-47:8) Shane Peter G/G  
P.O. BOX 895  
HILO HI 96720
- 9 Waipa Clarence K ETAL  
21 ALANI St.  
HILO HI 96720
- 10 Villanueva, Manuel  
44 ALANI St.  
HILO HI 96720
- 19 not listed
- 21 AGASA IRENE  
420 NOHKA St.  
HILO HI 96720
- 2-4-00:22 Ogata Shigemitsu T  
151 MALAAI RD  
HILO HI 96720

EXHIBIT A-1





## SPECIAL PERMIT REQUEST

CONSTRUCTION OF THE NEW APOSTOLIC CHURCH

WAIKAHEA HOMESTEADS, SOUTH HILO, HAWAII

TAX MAP KEY = 2-4-47-20 (43,628 SQ. FT.)

APPLICANT : BOB MASON

**EXHIBIT A-2**

JUNE 23, 1977

PUBLIC HEARINGS  
PLANNING COMMISSION  
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Section 5-4.3 of the Charter of the County of Hawaii.

PLACE: Councilroom, County Building, South Hilo, Hawaii

DATE: Thursday, July 21, 1977

TIME: 4:30 p.m.

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the following requests:

1. PETITIONER: YUTAKA KUMUJI

LOCATION: Corner of Santos Lane and Puainako Street, Waiakea Homesteads, 1st Series, South Hilo.

TMK: 2-4-09:40

PURPOSE: Variance request to allow the construction of a single-family dwelling with a front yard setback of 14+ feet along Santos Lane in lieu of the minimum requirement of twenty (20) feet as stipulated with the Single Family Residential - 15,000 square foot (RS-15) zoned district.

2. PETITIONER: CLYDE NAKAMURA

LOCATION: Along the east side of the Volcano Highway and to the Hilo side of Sako Store, Olaa Reservation Lots, Olaa, Puna.

EXHIBIT N



TMK: 1-7-19:12 Lot 2

PURPOSE: Variance request to allow the subdivision of a proposed lot with a 100 feet building site average width in lieu of the minimum requirement of 110 feet as stipulated within the Single Family Residential - 20,000 square foot (RS-20) zoned district.

3. PETITIONER: SHIELD PACIFIC, LTD.

LOCATION: Present site of Shield Pacific, Ltd.'s concrete batching plant located along Railroad Avenue near the intersection with Kukila Street, Hawaiian Home Land Panaewa Tract 2, Waiakea, South Hilo.

TMK: 2-1-25:86

PURPOSE: Use Permit request to allow the establishment of a temporary quarrying operation on a 12.7-acre lot situated within the General Industrial - one acre (MG-1a) zoned district.

4. PETITIONER: BOB MASON/NATIONAL ORGANIZATION OF  
NEW APOSTOLIC CHURCHES

LOCATION: North side of Alani Street, approximately 650 feet east of the Alani Street-Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo.

TMK: 2-4-47:20

PURPOSE: Special Permit request to allow the establishment of church on 43,628 square feet of land situated within the State Land Use Agricultural District.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on

file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing.

PLANNING COMMISSION  
(MRS.) LORRAINE R. JITCHAKU, Chairman  
By SIDNEY FUKU  
Planning Director

(Hawaii Tribune-Herald: July 11 and 19, 1977)



July 1, 1977

Mr. Bob Mason  
557 Kupulau Street  
Hilo, HI 96720

Dear Mr. Mason:

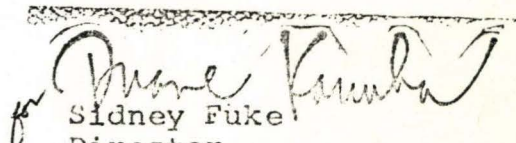
Notice of a Public Hearing  
Special Permit Application  
Tax Map Key 2-4-47:20

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 4:30 p.m. on Thursday, July 21, 1977 in the Councilroom, County Building, South Hilo, Hawaii.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.

Sincerely,

  
Sidney Fuke  
Director

lgv  
Enclosure  
cc State Land Use Commission  
Land Use Division, DPED

EXHIBIT 

JUL - 5 1977

PLANNING COMMISSION

Planning Department  
County of Hawaii

July 21, 1977

The Planning Commission met in regular sessions at 9:00 a.m. in the Pahoa High & Elementary School, Rooms F-7 and 8, Pahoa, Puna, Hawaii; Laupahoe-hoe Community School Library, Laupahoe-hoe, N. Hilo, Hawaii at 1:30 p.m. and in the Councilroom, County Building, South Hilo, Hawaii at 3:30 p.m. with Chairman Lorraine Jitchaku presiding.

PRESENT: Lorraine Jitchaku  
Scott H. Asai  
Haruo Murakami  
William J. Paris, Jr.  
Charles H. Sakamoto, Jr.  
Shigeru Fujimoto (From 1:30 p.m.)  
Arthur W. Martin (From 3:30 p.m.)

ABSENT: J. Walsh Hanley  
William F. Mielcke

Duane Kanuha, Deputy Director  
Norman Hayashi, Planner  
Virginia Goldstein, Planner

David Murakami, representing Ex-officio Member Edward Harada  
Earl Nakasato, Deputy Corporation Counsel (From 3:30 p.m.)  
Quirino Antonio, representing Ex-Officio Member Akira  
Fujimoto (From 3:30 p.m.)

and approximately 10 people in attendance at 9:00 a.m., about 11 people at 1:30 p.m.; about 8 people at 3:30 p.m. and about 13 people at 4:30 p.m.

EXHIBIT

P



Panaewa Tract 2, Waiakea, South Hilo, TMK: 2-1-25:86.

The staff presented the background information and recommendation on file.

The staff recommended that the request be approved. Mr. Paris so moved; seconded by Mr. Sakamoto, carried unanimously.

SPECIAL PERMIT  
BOB MASON, IN BEHALF OF  
THE NATIONAL ORGANIZATION  
OF NEW APOSTOLIC CHURCHES  
WAIAKEA HOMESTEADS,  
WAIAKEA, SOUTH HILO

A duly advertised public hearing was held for a Special Permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District. The property involved is located on the north side of Alani Street, approximately 650 feet east of the Alani Street-Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo, TMK: 2-4-47:20.

The staff presented the background information and recommendation on file.

On the question of membership, it was stated that the church now has a membership of 39 but that the church will be built to seat 100 people. Also, that it is the intention of the church to keep the congregation as small as possible so when it becomes too large, it is their desire to look for an area where the majority of the people will be coming from, secure the land and build another church.

A question was asked as to whether other properties were looked into since the denial of the request about a year ago. The reply was that several real estate agencies and individuals who have property holdings were contacted but they were either too costly or the areas were not suitable places to build a church.

Action was deferred in accordance with the Land Use Commission's regulations regarding decisions on such petitions no earlier than 15 days after the public hearing.

ANNOUNCEMENT

The next Commissioner's meeting will be held on Thursday, July 28 in Kona. Subsequent meetings are scheduled for August 11 in Hilo and August 25 in South Kohala and Kona.

ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned at 5:45 p.m.

Respectfully submitted,

*Mieko M. Kawasaki*

Mieko M. Kawasaki, Secretary Pro Tem

A T T E S T :

*Lorraine R. Jitchaku*  
(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission



PLANNING COMMISSION

Planning Department  
County of Hawaii

HEARING TRANSCRIPT  
July 21, 1977

A regularly advertised public hearing on the application of Bob Mason, in behalf of the National Organization of New Apostolic Churches was called to order at 5:17 p.m. in the Councilroom, County Building, South Hilo, Hawaii by Chairman Jitchaku.

PRESENT: Lorraine Jitchaku  
Scott Asai  
Haruo Murakami  
William Paris, Jr.  
Charles H. Sakamoto, Jr.  
Shigeru Fujimoto  
Arthur W. Martin

ABSENT: J. Walsh Hanley  
William F. Mielcke

Duane Kanuha, Deputy Director  
Norman Hayashi, Planner  
Virginia Goldstein, Planner

David Murakami, representing Ex-officio member Edward Harada  
Earl Nakasato, Deputy Corporation Counsel  
Quirino Antonio, representing Ex-officio member Akira Fujimoto

and about 5 people in attendance.

CHAIRMAN: We will go on to Item 4, the last one on our agenda for today. Public hearing on the application of Bob Mason, in behalf of the National Organization of New Apostolic Churches, for a Special Permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District. The property involved is located on the north side of Alani Street, approximately 650 feet east of the Alani Street-Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo, TMK: 2-4-47:20.

HAYASHI: Read background information on file.

CHAIRMAN: Thank you, Norman. Any questions to the staff's report?

ASAI: Norman, correct me if I am wrong; is there a piggery near that area?

HAYASHI: Yes. According to our investigation, there are two piggeries in this area; one is located on this property and another here.

ASAI: Thank you.

MURAKAMI: Norman, can you tell us where the individuals who signed the petition is situated?

Exhibit Q



HAYASHI: We have not had the chance to locate it on the map, however, we have identified certain areas; three residents here, another one there; several along this stretch here up along Ainaola Drive and above, five or six of them on Malaai Road. As the petitioner has indicated, as stated in their application, that the individuals along Alani Street stated no objections, however, those people did not sign the petition or there is no record showing that they have signed the petition indicating support of the request.

MURAKAMI: Correct me if I am wrong; at the last hearing when we denied this, there were several people from that area, right?

HAYASHI: Basically, if I recall, there was only one person that really objected to that request, however, he does not reside in that particular location; further mauka I believe.

CHAIRMAN: Any other questions of the staff's report? If not, at this time the Chair would like to call on the representative of the church. (Petitioner sworn in)

MASON: My name is Bob Mason.

CHAIRMAN: You are the applicant representing the church. Do you have any comments to the staff's report that was read? Do you have anything further to add for our information?

MASON: I think it was covered adequately.

CHAIRMAN: Are there any questions for Mr. Mason?

MARTIN: In the report you stated that the church will operate on Sunday and Thursday. Will this be Sunday morning?

MASON: Sunday morning and Sunday evening.

MARTIN: Thursday, in the evening; not during the day?

MASON: No.

MARTIN: Could you be able to give us any reason why those you have spoken to along Alani Street that none of them sign the petition?

MASON: The people we talked to on Alani St. belong to a neighborhood organization there and they have one man who they said was their spokesman and they said that when they joined the organization they agreed that he will be the spokesman so they would not sign anything because of that. No one voiced any objection; in fact most of them said that they were in favor.

MARTIN: Do you know whether that particular person who is the spokesman was the one that appeared before us the last time we had the meeting?

MASON: No sir, I understand that gentlemen who opposed the last time has since left the island.

CHAIRMAN: Are there any other questions of Mr. Mason?



MURAKAMI: What is the total membership? If and when you build the church, what will be the total membership attending?

MASON: Our total membership at the present time is 39. The church will be built to seat 100 but usually it has been our way of doing things in the past, whenever we get to that particular number, we then relocate and build another church. In other words, we keep our congregation small. We look at an area where the majority of the members will be coming from and we would secure the land and build another church there.

MURAKAMI: Of the 39 members, that includes children and all?

MASON: Yes sir.

CHAIRMAN: It was also mentioned in the report that there are 50 members.

MASON: Madam Chairman, that 50 was referring to as a sort of number where we would like to keep the congregation at rather than get too large.

SAKAMOTO: It was mentioned that there are two piggeries up on the mauka side. Do you have the smell coming down to your church?

MASON: I have been up to the property many times and I have never smelled anything objectionable at all.

CHAIRMAN: Mr. Mason, I can't remember; did you also represent the church the last time?

MASON: No, I did not.

CHAIRMAN: You don't look familiar. How many churches of your faith are on the island?

MASON: On this particular island, just one; here in Hilo and we are meeting in a home until we build one. We do have a church on Molokai and Oahu.

CHAIRMAN: Are you a resident here?

MASON: Yes.

MURAKAMI: Can you tell me how many homes are around that church? People actually living there?

MASON: Right next door to the east of the property, Mr. Lee is constructing a home and across from us to the south, there are two homes across from us but they are pretty well scattered out. There is a home on the corner of Malaai and Alani.

MURAKAMI: All the property that are developed over there, what is the size of the property? One acre, three acres?

HAYASHI: Are you talking about the lots along Alani Street? Those are also one acre in size.

CHAIRMAN: Do you have anything further to add?



ASAI: Mr. Mason, you mentioned to Mr. Martin that you meet Sundays and Thursdays. Thursday evenings, about three hours?

MASON: We start our Thursday evening services at eight and end about nine. Just for one hour.

CHAIRMAN: Any other questions? Staff, do you have any questions for Mr. Mason? If not, we thank you for your comments.

This is a public hearing. The Chair would like to call anyone here who wishes to speak on behalf of this application now before the County Planning Commission.

(Irene Mason sworn in).

MRS. MASON: My name is Irene Mason. My husband is the petitioner. I would like to say at this time that we have been here only for 11 months but that we are a permanent part of Hawaii. We will not be transferred out. My husband was asked to come and take over this congregation because there was no one here. We have since then found jobs; it hasn't been easy. My husband was laid off from a good job, he was a foreman and now he is working as a janitor on a temporary basis. My son also gave up a good job to come here. My son, at the age of 18, gave up a good job, an apartment and a chance for a brand new car. I don't think I could do it at 40.

We are working here; we do not intend to leave. We will not abandon this congregation. I think that these things are important but you should know that we do not come here merely to build this congregation; that church will be paid for before it is ever built. Money asked for in our churches are offerings from the heart. I will gladly answer any questions.

Right now I have a boss that says "your're lucky you come to Hawaii" and everyday he says "you're lucky you work for Japanese". He never lets me forget that. Everyone has been very good to us all. I have been entrusted with much. After working for a month and a half, my boss took off and gave me 12 signed checks. I said "Do you think I will be here when you get back" and he said "you wouldn't be?"

My son has also taken over Homelani, when Mr. Kutsunai left the island, so it is not like we're going to come in here and stay a short time.

CHAIRMAN: Are there any questions you would like to ask Mrs. Mason? If not, thank you very much and we appreciate your coming.

Are there anyone else here that would like to speak before the Commission?

HAYASHI: Madam Chairman, could we call Mr. Mason back. I would like to ask him a question.

CHAIRMAN: Mr. Mason, please come forward. Staff has a question for you.

HAYASHI: Mr. Mason, since your application was denied about a year ago, did you actively pursue, look at other sites to construct your church on?

MASON: Yes, we did.

HAYASHI: Could you give us some areas that; or people you have contacted?

MASON: We talked to Nakahara Real Estate and Fujiyama plus various individuals that we became acquainted with that has property holdings and we looked into over a dozen different sites but either the cost was so prohibiting or so far out or in an area that wouldn't be a good place to build a church.

HAYASHI: Thank you.

CHAIRMAN: Thank you, Mr. Mason. If there is no other, further testimony, the Chair would like to recommend the closing of the public hearing.

PARIS: I move that the hearing be closed.

MARTIN: I second the motion.

CHAIRMAN: It has been moved by Commissioner Paris and seconded by Commissioner Martin that the public hearing be closed. All those in favor?

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? This is a special permit, action will be taken after 15 days under the rules and regulations of the State Land Use Commission. You will be notified, Mr. Mason, when the action meeting will be held.

Public hearing adjourned at 5:40 p.m.

Respectfully submitted,

*Mieko M. Kawasaki*

Mieko M. Kawasaki, Secretary Pro tem

A T T E S T:

(Mrs.) Lorraine R. Jitchaku, Chairman  
Planning Commission



July 22, 1977

Mr. Bob Mason  
National Organization of  
New Apostolic Church  
557 Kupulau Street  
Hilo, HI 96720

Dear Mr. Mason:

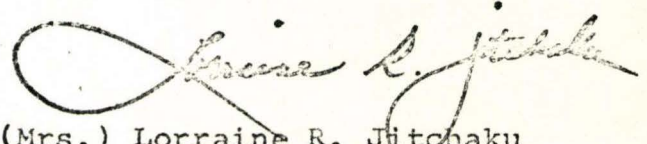
Special Permit Application  
Tax Map Key 2-4-47:20

The Planning Commission at its meeting of July 21, 1977, held a duly advertised public hearing on your application for a special permit to allow the establishment of a church on 43,628 square feet of land situated within the State Land Use Agricultural District at Waiakea Homesteads, Waiakea, South Hilo, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.

Sincerely,



(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission

lgv

cc State Land Use Commission  
Land Use Division, DPED

EXHIBIT R

JUL 26 1977

July 27, 1977

Mr. Bob Mason  
National Organization of  
New Apostolic Church  
557 Kupulau Street  
Hilo, Hawaii 96720

Dear Mr. Mason:

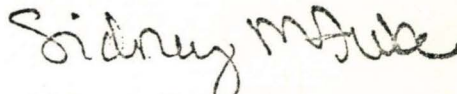
Special Permit Application  
Tax Map Key 2-4-47:20

Your application will again be discussed on August 11, 1977 by the Planning Commission. The meeting will be held in the Councilroom, County Building, South Hilo, Hawaii and is scheduled to begin at 1:30 p.m..

You will be notified of the Commission's decision.

A copy of the agenda is enclosed for your information.

Sincerely,



Sidney Fuke  
Director

lgv  
Enclosure

cc State Land Use Commission  
Land Use Division, DPED

EXHIBIT S

JUL 27 1977



SPECIAL PERMIT: BOB MASON/NATIONAL ORGANIZATION OF THE  
NEW APOSTOLIC CHURCH

Bob Mason, in behalf of the National Organization of the New Apostolic Church, has submitted a petition for a Special Permit to allow the establishment of a church on a 43,628 square foot parcel situated within the State Land Use Agricultural District. The area under consideration is located on the north side of Alani Street, approximately 650 feet east of the Alani Street - Malaai Road intersection, Waiakea Homesteads, Waiakea, South Hilo (TMK: 2-4-47:20).

In request of the Special Permit, the petitioner intends to construct a 1,400 square foot church.

For the Commissioners' information, this is the same request which the Commission denied in June 3, 1976.

The General Plan Land Use Pattern Allocation Guide Map designates the area for Orchard uses. This General Plan classification includes lands which though rocky in character and content may support productive macadamia nut, papaya, citrus, and other similar agricultural products. The County's zoning designation is Agricultural 3-acre (A-3a).

According to the U. S. Department of Agriculture , Soil Conservation Service's report issued in December of 1973, the soil is of the Olaa series which consists of extremely stony silty clay loam. The surface layer and subsoil are 16 inches and 9 inches thick respectively. This soil has a medium acid surface layer and a slightly acid subsoil. Permeability is rapid, runoff is slow, and the erosion hazard is slight. According to the report, the land slopes from 0 to 20 percent.

EXHIBIT



The land in question is presently vacant of any structures. Until recently, there was a 50 feet by 50 feet triangulation station located with the subject lot. However, since the station is no longer in use, that 1,000 square foot lot was made a part of the property in question. A single family dwelling is situated on the lot adjacent and to the east of the property under consideration. The adjacent parcel to the west is used for grazing. There are other single family dwellings scattered throughout the area. Along Alani Street, there are twenty-seven (27) other lots of similar sizes (12 existing dwellings).

Access to the property is from Alani Street which has a 40-foot right-of-way with a 16-foot wide pavement. The Department of Public Works informs that the pavement is in good condition. All essential utilities, including a 6-inch water line and fire hydrants, are available to the area.

The Department of Agriculture informs "that the soil on a large portion of the subject parcel is rated by the U. S. Department of Agriculture, Soil Conservation Service, as Olaa silty clay loam (OaC). This soil type meets the criteria to considered as prime agricultural land by the SCS."

*As a matter of classification, although the SCS does state that the soil is classified OaC, the SCS recommendation indicates that the soil is OaC.*

All other cooperating agencies had no comments on or objections to the subject request.

In support of the request, the petitioner has stated the following:

(READ REASONS)

The petitioner also submitted a petition, consisting of 23 signatures, which stated the following:

"We, the undersigned residents of Waiakea-Uka Area do not oppose the establishment and building of the New



Apostolic Church in this area."

The individuals reside on properties indicated in Yellow on the presentation map.

RECOMMENDATION: BOB MASON/NATIONAL ORGANIZATION OF THE NEW  
APOSTOLIC CHURCH

Upon careful <sup>and</sup> review of the subject request in light of new information and evidences presented since the previous denial of this same application, staff is recommending that it be given favorable consideration based on the following findings:

1. That the granting of the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use ~~Rules~~ 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 area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District does include lands surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics. The U. S. Department of Agriculture, Soil Conservation Service's capability class is VII. Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. This class is the second lowest in the Soil Conservation Service's ranking system for agricultural activity.

EXHIBIT 



Although it is quite possible that some form of agricultural activity may be conducted on this 1+-acre lot, it is determined that the use of the property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the area or of the island and state. This particular area can be classified as "rural-residential" in character due to the sizes of the lots. The lands along Alani Street are basically 1+ acre in sizes. Due to the overall character of the area and the physical attributes of the lands, it is acknowledged that the lots are and will be basically used as home sites with possibly some backyard farming activity. This situation presently exists with other lots within the general area which are already developed.

The establishment of the proposed use is determined to be compatible with the area and would not be in conflict with the surrounding uses. It is further felt that the granting of this particular request at its proposed location will not adversely affect the surrounding properties and their improvements.

2. That the granting of this particular request will also not be in conflict with the County's current land use policies. Institutions of a religious nature, such as churches, are allowed within the agriculturally zoned lands under the County of Hawaii's Zoning Code. As such, the granting of

this particular Special Permit request for the establishment of a church on the subject property also will not be contrary to the County's policies regarding land usage.

3. That although the proposed uses will somewhat alter the essential character of the land, it is determined that such a change may make the highest and best use of the land involved for the public welfare at the present time. At present, the land is vacant and is not used for agricultural purposes. Although the proposed use will undeniably alter the existing undeveloped situation of the property to some degree, it is determined that the provisions of a religious institution on a limited scale on the subject land would for the present time, be beneficial and well-suited to accommodate the welfare of the public, in this particular case, the members of this faith. There presently are no facilities of this faith available for the residents or the area and the entire island. Therefore, it is further determined that the establishment of the proposed use would meet the present needs of the members of this congregation.
4. That the proposed use will not unreasonably burden public agencies to provide roads and other infrastructures and services. All essential services and facilities are available to the subject property. The area under consideration fronts Alani Street. Although concerns regarding the adequacy of this roadway was



expressed as one (1) of the reasons for the denial of the previous application, after further investigation, it is felt that the present improvements within the roadway will be able to accommodate the added traffic which will be generated by the proposed use. This is further justified by the Department of Public Works comment that the present pavement is in good condition.

It is further recommended that the request be given favorable consideration subject to the following conditions:

1. That construction of the proposed facility commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
2. That the requirements of the Building and Fire Codes and the State Department of Health shall be complied with.
3. That the driveway to and parking area for the proposed use be paved with all-weather, dust-free surface. The width of the pavement and the number of parking stalls shall be determined at the time of Plan Approval.
4. That all other applicable rules and regulations shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void.

RECORD OF VOTING  
PLANNING COMMISSION  
County of Hawaii

Date August 11, 1977

Petitioner BOB MASON, in behalf of the NATIONAL ORGANIZATION OF  
NEW APOSTOLIC CHURCH - Special Permit

       Preliminary hearing        Public hearing        Request

ACTION:        Approve

       Deny

       Defer

       Continue

       Schedule for public hearing

*Action Meeting*

Other: \_\_\_\_\_

| Commissioners                                 | Aye | No | Absent | Abstain |
|-----------------------------------------------|-----|----|--------|---------|
| ASAI, Scott H.                                | ✓   |    |        |         |
| FUJIMOTO, Shigeru                             | ✓   |    |        |         |
| HANLEY, J. Walsh                              |     |    | ✓      |         |
| MARTIN, Arthur W. <del>Chrm. prot. temp</del> | ✓   |    |        |         |
| MIELCKE, William F. <u>Chrm. prot. temp</u>   | ✓   |    |        |         |
| MURAKAMI, Haruo                               |     | ✓  |        |         |
| PARIS, William Jr.                            | ✓   |    |        |         |
| SAKAMOTO, Charles                             |     | ✓  |        |         |
| JITCHAKU, Lorraine R.                         |     |    | ✓      |         |

EXHIBIT X



Lue

PLANNING COMMISSION

Planning Department  
County of Hawaii

August 11, 1977

The Planning Commission met in regular sessions at 1:30 p.m., in the Councilroom, County Building, South Hilo, Hawaii, with Vice Chairman William F. Mielcke presiding:

PRESENT: William F. Mielcke

ABSENT: J. Walsh Hanley

Scott Asai

Arthur W. Martin

Haruo Murakami

Charles H. Sakamoto

William J. Paris, Jr.

Shigeru Fujimoto (Left at 4:15 p.m.)

Lorraine Jitchaku (From 3:33 p.m.)

Sidney M. Fuke, Planning Director

Norman Hayashi, Planner

Virginia Goldstein, Planner

David Murakami, representing Ex-officio member, Edward Harada

Gary Kawasaka, representing Ex-officio member, Akira Fujimoto

Earl Nakasato, Deputy Corporation Counsel (From 7:00 p.m.)

and approximately 15 people in attendance at 1:30 p.m. and  
about 6 people at 7:00 p.m.

MINUTES:

Commissioner Martin requested that the minutes  
of the July 28 meeting be deferred until later  
in the evening as he did not have a chance to review it.

All those testifying were duly sworn in.

SPECIAL PERMIT

BOB MASON

NATIONAL ORGANIZATION OF

NEW APOSTOLIC CHURCHES

WAIAKEA, SOUTH HILO

Application to allow the establishment of  
a church on 43,628 square feet of land  
situated within the State Land Use Agricul-  
tural District. The property involved is  
located on the north side of Alani Street,  
approximately 650 feet east of the Alani

Street-Malaai Road intersection, Waiakea Homesteads, Waiakea, South  
Hilo, TMK: 2-4-47:20.

Public hearing was closed at the July 18 meeting so staff presented the  
recommendation on file.

On the question of what was the result of the Board of Appeals on the  
previous denial, staff reported that no further attempt was made by the  
petitioner to pursue the denial with the Third Circuit Court.

EXHIBIT Y



When asked what brought about this change of recommendation, staff stated that the first denial was based on the roadway being inadequate but upon conferring with the Department of Public Works personnel, it was felt that the roadway was adequate for the church's use as only about 10 cars will be using that roadway at any one time.

On further questioning of the previous denial by Commissioner Murakami, staff stated that due to changing conditions and seeing that the petitioner did look at other possibilities of establishing a church within an urban zoned district and not able to find suitable property, the staff felt that this particular location will be acceptable because churches are permitted within the County's Agricultural zoned district.

On the question of whether there was an improvement made on the roadway, staff reported that there were no improvements since the initial application but since no subdivision is planned for that area at the present time, they felt that the present roadway is adequate.

The parking question was clarified when the staff stated that no plans have been submitted for approval yet and that on-street parking is not permitted. Petitioner also stated that they will have no problems on parking.

When asked about membership and seating capacity, the petitioner replied that they have a total of 39 members in the Hilo area and that the seating capacity of the church will be 100 people.

On the question of whether residents in that area were against the church, the petitioner stated that they have talked to people in the general vicinity and no one objected to it.

It was moved by Commissioner Martin that the Commission send a favorable recommendation to the State Land Use Commission with the recommendation and conditions presented by the staff as he felt that churches are not businesses and should be where the people are.

It was seconded by Commissioner Paris. Motion carried with five ayes and two noes.

SPECIAL MANAGEMENT AREA  
(SMA) USE PERMIT  
ISLAND HOLIDAYS, LTD.  
KAHALU'U, NORTH KONA

Request for an extension to a time condition stipulated within Special Management Area (SMA) Use Permit No. 16 for the construction of a tennis complex at the Keauhou Beach Hotel, Kahalu'u, North Kona, TMK: 7-8-13:

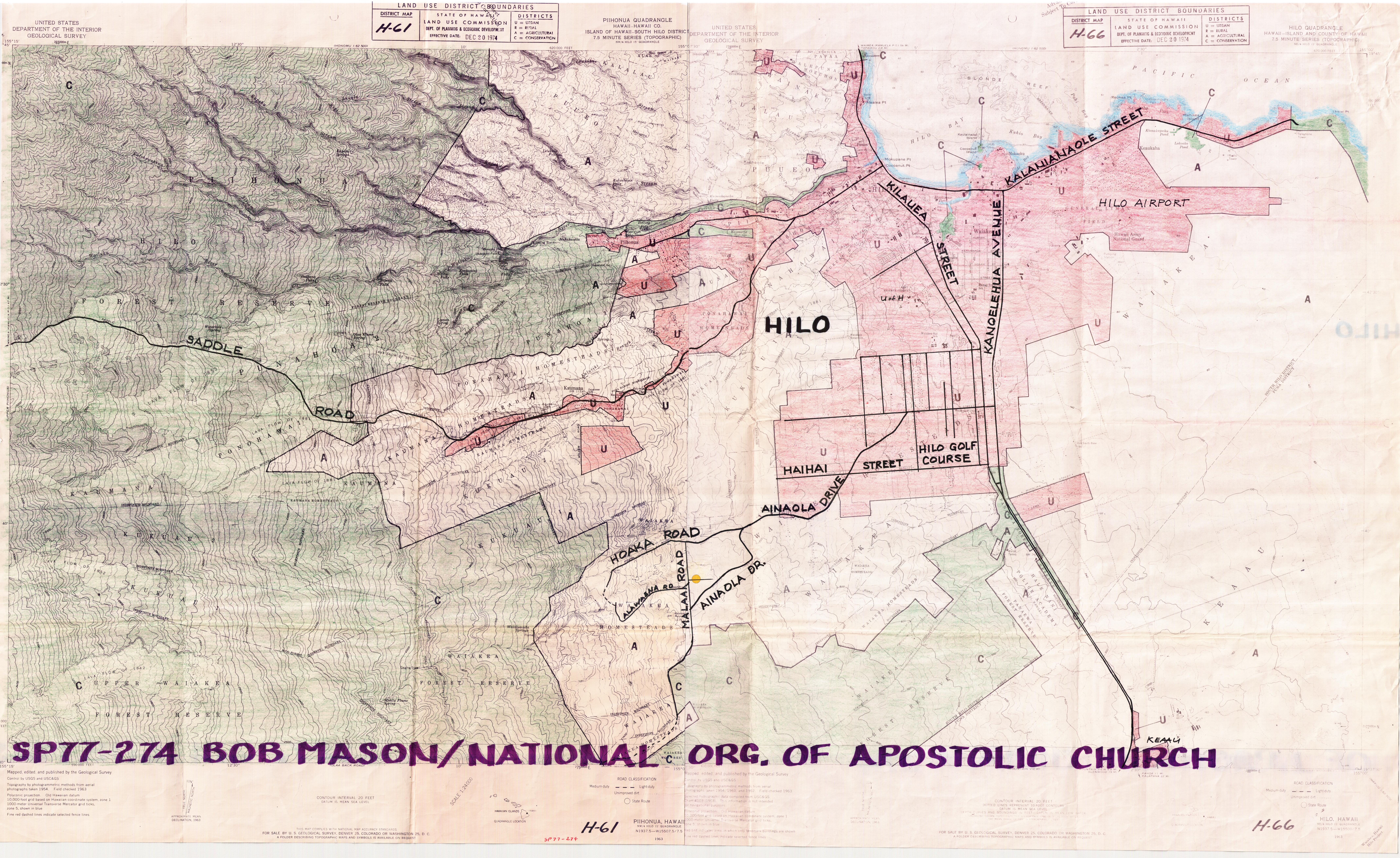
Portion of 43.

Staff presented background information and recommendation on file.

On the question of why the applicant feels that they can now proceed with the project when they have not been able to do so this past year, the petitioner replied that due to the economic condition and the corporate structure of AmFac, it was decided that this project be deferred for one year.

In reply to the cost item, the petitioner stated that the cost of this project will increase about 10% from the original cost, somewhere around \$150,000+.





LAND USE DISTRICT BOUNDARIES  
DISTRICT MAP  
**H-61**  
STATE OF HAWAII  
LAND USE COMMISSION  
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT  
EFFECTIVE DATE: DEC 20 1974

PIIHOHUA QUADRANGLE  
HAWAII-HAWAII CO.  
ISLAND OF HAWAII-SOUTH HILO DISTRICT  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
HAWAII HILLO 15 QUADRANGLE

LAND USE DISTRICT BOUNDARIES  
DISTRICT MAP  
**H-66**  
STATE OF HAWAII  
LAND USE COMMISSION  
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT  
EFFECTIVE DATE: DEC 20 1974

HILO QUADRANGLE  
HAWAII-ISLAND AND COUNTY OF HAWAII  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
HAWAII HILLO 15 QUADRANGLE

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

SP77-274 BOB MASON/NATIONAL ORG. OF APOSTOLIC CHURCH

Maped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1954. Field checked 1963  
Polyconic projection. Old Hawaiian datum  
10,000-foot grid based on Hawaiian coordinate system, zone 1  
1000-meter Universal Transverse Mercator grid ticks,  
zone 5, shown in blue  
Fine red dashed lines indicate selected fence lines

APPROXIMATE MEAN  
DECLINATION, 1963

CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL

SCALE 1:240,000

HAWAIIAN ISLANDS  
QUADRANGLE LOCATION

ROAD CLASSIFICATION  
Medium-duty  
Light-duty  
Unimproved dirt  
State Route

**H-61**

PIIHOHUA, HAWAII  
HAWAII HILLO 15 QUADRANGLE  
N1937.5-W15507.5/7.5  
1963

Maped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric method from aerial  
photographs taken 1954, 1961, and 1962. Field checked 1963  
Polyconic projection. Data compiled from USC&GS  
sheet 4202 (1963). No information is not intended  
for navigational purposes.  
Polyconic projection. Old Hawaiian datum  
10,000-foot grid based on Hawaiian coordinate system, zone 1  
1000-meter Universal Transverse Mercator grid ticks,  
zone 5, shown in blue  
Fine red dashed lines indicate selected fence lines

CONTOUR INTERVAL 20 FEET  
DOTTED LINES REPRESENT 10-FOOT CONTOUR  
DATUM IS MEAN SEA LEVEL  
OF THE LINES AND BOUNDARIES IN THIS MAP IN MEAN SEA LEVEL  
THE MEAN SEA LEVEL DATUM IS BASED ON THE MEAN SEA LEVEL  
OF THE PACIFIC OCEAN AT THE HAWAIIAN ISLANDS

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

**H-66**

HILO, HAWAII  
HAWAII HILLO 15 QUADRANGLE  
N1937.5-W15507.5/7.5  
1963



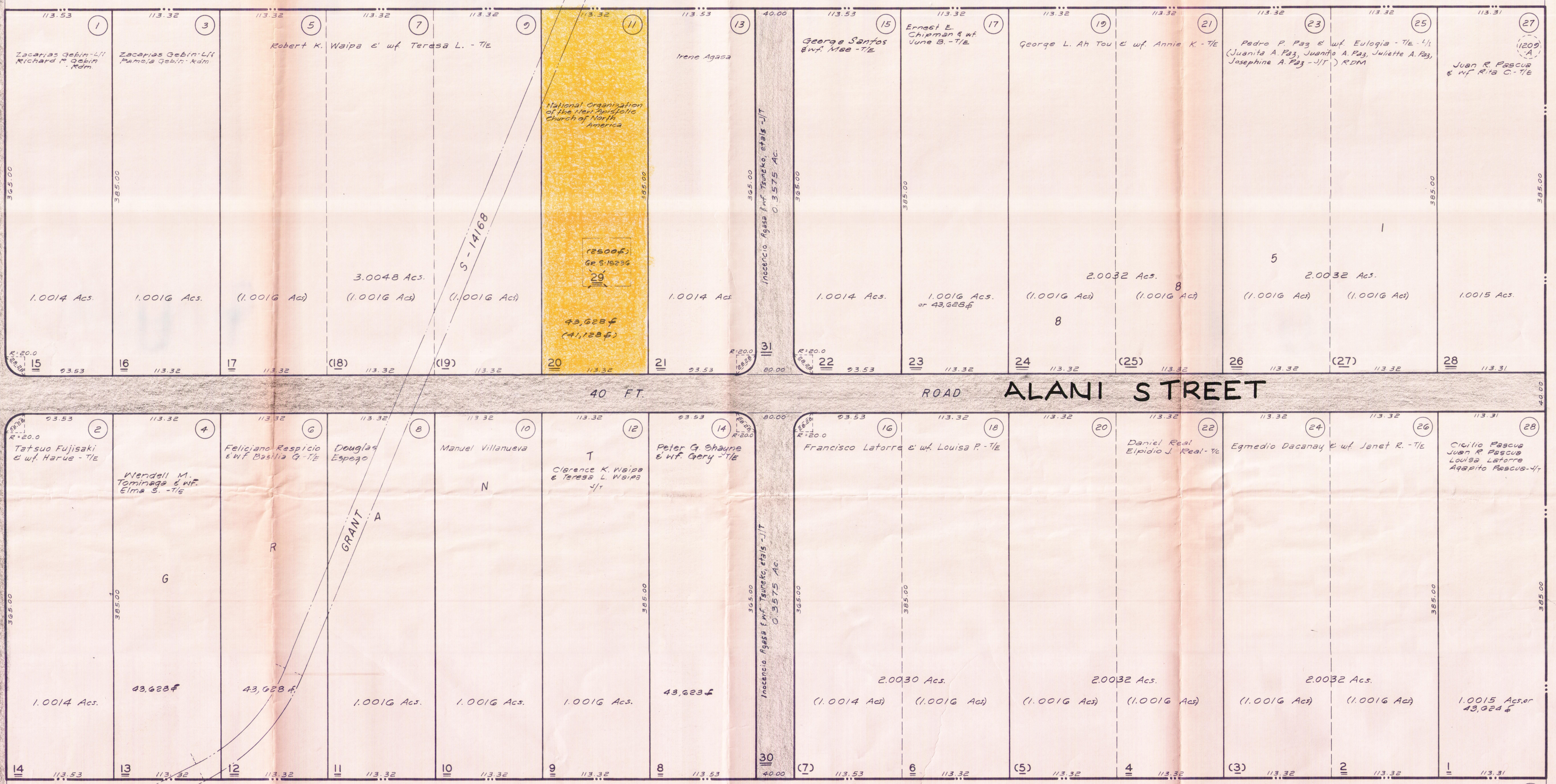
GRANT 11641  
PLAT 06

GRANT 11615  
PLAT 06

GRANT 11614  
PLAT 06

MALAAI ROAD

ALANI STREET



GRANT 8655:2  
PLAT 06

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

NOTE: Parcels 3, 5, 7, 18, 19, 25, & 27 reserved.

Dropped Parcels: 23

**SP77-274 BOB MASON/  
NATIONAL ORG. OF APOSTOLIC CHURCH**

por. WAIKAEA HOMESTEADS, 2nd SERIES, WAIKAEA, SOUTH HILO, HAWAII. (Formerly 2 4 06 - 4)

FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

| DEPARTMENT OF TAXATION<br>PROPERTY ASSESSMENT DIVISION<br>TAX MAPS BRANCH<br>STATE OF HAWAII<br>TAX MAP |      |      |
|---------------------------------------------------------------------------------------------------------|------|------|
| THIRD TAXATION DIVISION                                                                                 |      |      |
| ZONE                                                                                                    | SEC. | PLAT |
| 2                                                                                                       | 4    | 47   |
| SCALE: 1 IN. = 60 FT.                                                                                   |      |      |



ALANI STREET

113.32'

100'

35'

PROPOSED  
BUILDING

42'

50'

385'

TRUE NORTH  
Scale: 1" = 10'

EXHIBIT U



TRUE NORTH  
Scale 1:200

ALAWAENA ST.

MALAAI ROAD

ALANI STREET

AINAOLA DRIVE

HOAKA ROAD

WAIKAHE ROAD

AINAOLA

NATIONAL  
ORGANIZATION  
OF THE NEW  
APOSTOLIC  
CHURCH  
SPECIAL PERMIT





WAIKAHE ROAD

EXHIBIT T

EXHIBIT T

A-3a

A-3a

A-20a

Pg 24

AIHAOLA DRIVE

Waiakea ~ Uka  
Park

KUPULAU ROAD

KAHILI

ALAOLI

MOMI

MALUHIA STREET

To Downtown Hilo