

William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

Margaret K. Masunaga  
Deputy

West Hawai'i Office  
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## County of Hawai'i PLANNING DEPARTMENT

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

December 10, 2012

Terrance J. Cisco, AIA  
Dinmore & Cisco Architects, Inc.  
75-167 Kalani Street, Suite 202  
Kailua-Kona, HI 96740

Dear Mr. Cisco:

**SUBJECT: Application: Non-Significant Zoning Change (NZC-12-000016)**  
**Agent: DINMOORE & CISCO ARCHITECTS**  
**Applicant: DONALD M. REDFERN, MANAGER**  
**Land Owner: KONA SUNSET LLC**  
**Tax Map Key: (3) 7-2-013:020 Kaupulehu, North Kona, Hawai'i**

The applicant proposes to adjust the zoning boundaries to align the County Zoning of Multiple Residential – 10,000 square feet (RM-10 and Open (O) with the present State Land Use designated Urban).

The subject parcel consists of 18,962 square feet. Proposed changes, in square feet, to the zoning areas are as follows:

| TMK:                   | Total Area            | Open                 | RM-10                |
|------------------------|-----------------------|----------------------|----------------------|
| 7-2-026:033            | 18,962 sq. ft.        |                      |                      |
| Area A                 |                       | - 454sq. ft.         | +454 sq. ft.         |
| Area B                 |                       | - 146 sq. ft.        | +146 sq. ft.         |
| Area C                 |                       | - 472 sq. ft.        | + 472 sq. ft.        |
| Area D                 |                       | + 78 sq. ft.         | - 78 sq. ft.         |
| Area E                 |                       | + 21 sq. ft.         | - 21 sq. ft.         |
| Area F                 |                       | + 106 sq. ft.        | - 106 sq. ft.        |
| <b>TOTAL LAND AREA</b> | <b>18,962 sq. ft.</b> |                      |                      |
| <b>NET CHANGE</b>      | <b>4.57%</b>          | <b>- 867 sq. ft.</b> | <b>+ 867 sq. ft.</b> |

With a parcel area of 18,962 square feet and the requested zoning change area of 867 square feet, the change is approximately 4.57% of the parcel.

DEC 11 2012

By: \_\_\_\_\_

SCANNED

DEC 11 2012

Terrance J. Cisco, A.I.A.  
Dinmore & Cisco Architects  
Page 2  
December 10, 2012

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted by ordinance, and must not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of any lot, whichever is less.

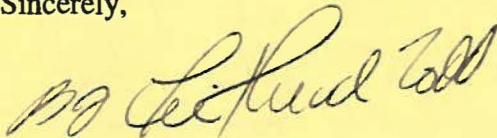
Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(2) of Chapter 25, Hawai'i County Code, for determining non-significant zoning changes:

- 1) The area under review is in compliance with the General Plan. The County of Hawai'i General Plan (2005) became effective on February 9, 2005. The subject parcel is designated as "Intensive agricultural" and "Industrial" on the Land Use Pattern Allocation Guide (LUPAG) Map.
- 2) The adjustment of zoning boundaries does not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of the lot. The increase/decrease of 867 square feet for each zoning designation is less than five percent of each zoned area.

Based on the above, we hereby administratively grant the requested non-significant zoning change.

Any questions may be directed to this office in the attention of Larry Nakayama at (808) 961-8149 or lnakayama@co.hawaii.hi.us.

Sincerely,



**BJ LEITHEAD TODD**  
Planning Director

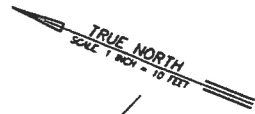
LHN: nci

P:\Admin Permits Division\Non Significant Zoning\2012 Requests\NZC-12-000016 Redfern\Determination.Doc

xc w/app: Hawai'i County Council  
Real Property Tax Division-Hilo  
Planning-GIS Section (Gilbert Bailado)

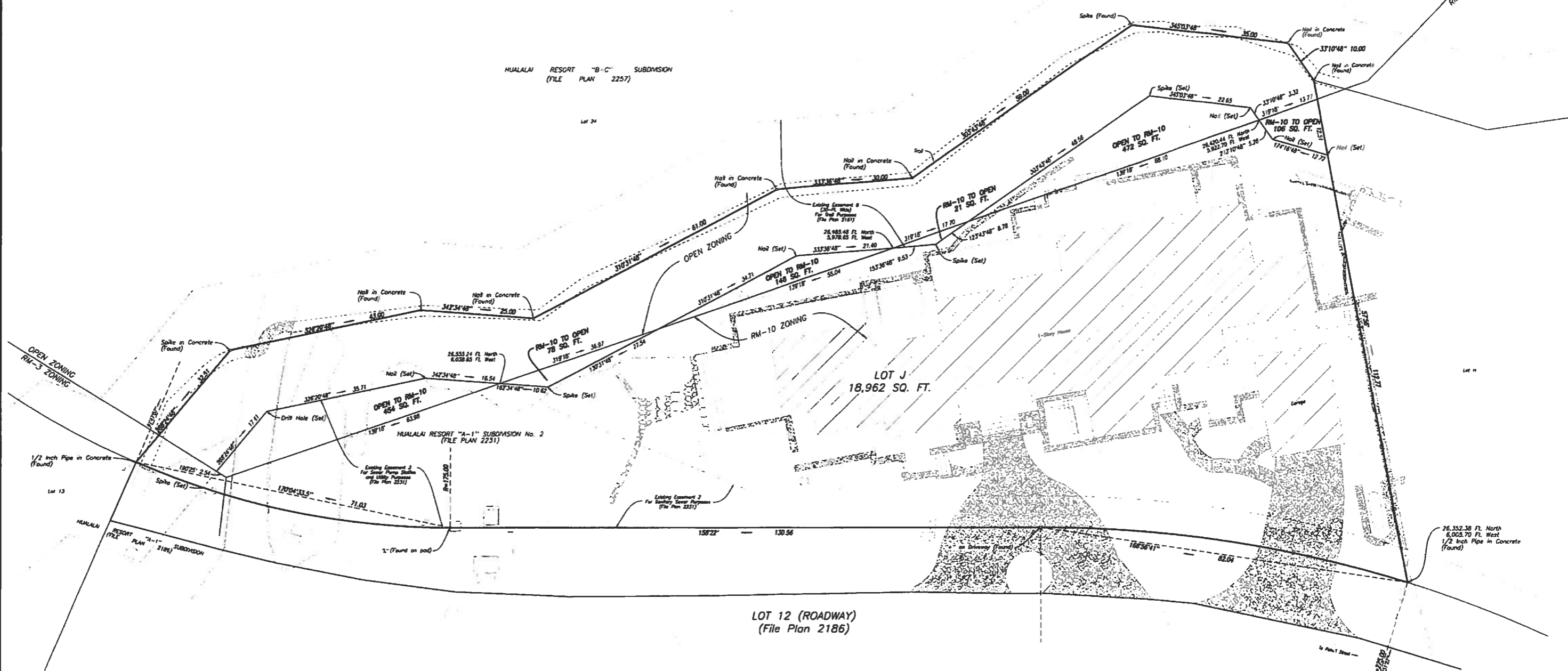
xc ltr only: Kona Sunset, LLC  
Donald M. Redfern, Manager

K A U P U L U H U



HUALALAI RESORT "B-C" SUBDIVISION  
(FILE PLAN 2257)

Lot 24



**EXHIBIT C**  
**NON-SIGNIFICANT CHANGE OF ZONING**  
MAP SHOWING  
LOT J  
OF HUALALAI RESORT "A-1" SUBDIVISION No. 2  
(FILE PLAN 2231)

Being a Portion of  
R.P. 7843, L.C. Aw. 7715, Ap. 10 to L. Kamehameha

At Kaupulehu, North Kona  
Island and County of Hawaii, State of Hawaii

**EXHIBIT C Legal Description Map**  
Nonsignificant Zoning Change Application  
Applicant: Donald M. Redfern  
Kona Sunset LLC  
T.M.K. 7-2-13:20

WES THOMAS ASSOCIATES  
Land Surveyors  
This work was prepared by me or  
under my direct supervision  
*Christoph Tomasko*  
CHRISTOPH THOMAS YAMASAKI  
Licensed Professional Land Surveyor  
State of Hawaii Certificate Number LS-4331  
Expiration Date April 2014

- NOTES:
- 1 Azimuths and coordinates are referred to Government Survey Triangulation Station "KAUAPU".
  - 2 The features, shown hereon, were located by an actual survey on the ground done between November 8, 2001 and October 13, 2011.



Prepared For  
DON REDFERN  
Inspector  
c/o Terry Cass  
Dismore and Cass Architects, Inc. AIA  
75-167 Kapa Street  
Kailua-Kona, Hawaii 96740

Prepared By  
WES THOMAS ASSOCIATES  
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PROJECT NO.: ...15633.98  
DATE: ...OCTOBER 26, 2012  
FIELD BOOK NO.: ...1138 AND 1282  
TAX MAP KEY: ...7-2-013:020 (3RD DIVISION)