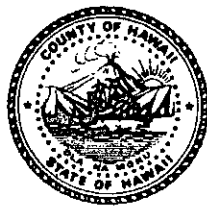


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

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

January 22, 2014

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

SUBJECT: Application: Non-Significant Zoning Change (NZC-14-000020)
Agent: SIDNEY FUKU, PLANNING CONSULTANT
Applicant: LA'I, LLC
Land Owner: LA'I, LLC
Tax Map Key: (3) 9-5-008:034 – PUNALU'U BAKE SHOP
Kowala (Nā'ālehu), Kau

Dear Mr. Fuke:

This is to acknowledge receipt on December 17, 2013 of the Non-Significant Zoning Change Application, attachments, and the Real Property Tax Clearance; and on January 13, 2014, of the corrected metes and bounds description and corresponding map.

We are also in receipt of a copy of the required public notification letter sent to surrounding property owners, by U.S.P.S. According to the submittals the notification letter was mailed on December 23, 2013. Notification of this application was published in the Hawaii Tribune Herald and West Hawaii Today on January 15, 2014.

The subject parcel consists of 107,122 square feet (2.459 acres). Proposed changes, in square feet, to the zoning areas are as follows:

TMK:	Total Area	RS-15	CV-10
9-5-008:034	107,122 sq. ft.		
Area A		- 5,982 sq. ft.	+5,982 sq. ft.
Area B		- 1,219 sq. ft.	+1,219 sq. ft.
Area C		+5,900 sq. ft.	-5,900 sq. ft.
Area D		+1,301 sq. ft.	-1,301 sq. ft.
NET CHANGE	-0-	-0-	-0-

Mr. Sidney Fuke, Planning Consultant
Page 2
January 22, 2014

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. It 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 low density urban, medium density urban 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. There will be no increase or decrease for each zoning designation within the subject property.

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

Sincerely,



DUANE KAHUHA
Planning Director

LHN: nci

P:\Admin Permits Division\Non Significant Zoning\2014 Requests\NZC 14-000020\Determination.doc

xc: w/app Hawai'i County Council
Real Property Tax Division-Hilo
Planning- West Hawai'i Office
Planning – Long Range Section

cc letter only: Planning-GIS Section (Gilbert Bailado)