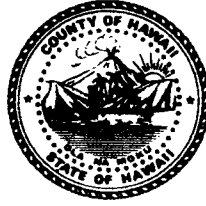


Harry Kim  
Mayor



Michael Yee  
Director

Daryn Arai  
Deputy Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
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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, 2018

Gregory Mooers  
PO Box 1101  
Kamuela, Hawaii 96743

Dear Mr. Mooers;

**SUBJECT: Application: Non-Significant Zoning Change (NZC-18-000026)**  
**Agent: GREGORY MOOERS**  
**Applicant: ELLEN GARVER KOIZUMI**  
**Land Owner: ELLEN GARVER KOIZUMI**  
**Tax Map Key: (3) 7-3-005:030**  
**Kalaoa, North Kona, Island of Hawai'i, Hawai'i**

This is to acknowledge receipt on November 29, 2018 of the Non-Significant Zoning Change Application and attachments.

The subject parcel consists of 3.147 acres. Proposed changes, in acres, to the zoning areas are as follows:

ZONING	A-5a	RS-20
Lot Size 3.147 Acs		
NET CHANGE	-0.018 Acs	+0.018 Acs
% CHANGE	-.006	+.006

With a parcel size of 3.147 acres and the requested zoning change area of 0.018 acre, the change is approximately 0.006% of the parcel.

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.

Gregory Mooers  
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December 10, 2018

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 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 0.018 acre for each zoning designation is less than five percent.

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

Should you have any questions, feel free to contact Norren Kato of this department.

Sincerely,



Michael Yee  
Planning Director

NK:nci

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cc w/app:       Hawai'i County Council  
                  Real Property Tax Division-Kona  
                  Planning - West Hawai'i Office

cc letter only: G. Bailado, GIS Section