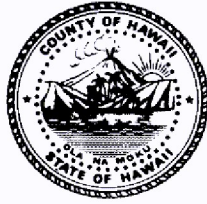


Mitchell D. Roth  
Mayor

Deanna S. Sako  
Managing Director



Dennis Lin, Chair  
Louis Daniele III, Vice Chair  
Lauren Balog  
Wayne De Luz  
Matthias Kusch  
Chantel Perrin

## County of Hawai'i

### WINDWARD PLANNING COMMISSION

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

September 30, 2024

John Pivan, Administrator  
Land Planning Hawai'i, LLC  
194 Wiwo'ole Street  
Hilo, HI 96720  
VIA EMAIL

Dear Mr. Pivan:

**SUBJECT: Special Management Area Use Permit Application (PL-SMA-2024-000060)**  
**Applicant: Niel Jayasinghe**  
**Request: To Construct a Four (4) Story, Seventeen (17) Unit Apartment Building and Related Improvements**  
**Tax Map Key: (3) 2-1-014:002, Keaukaha, South Hilo, Hawai'i**

The Windward Planning Commission (Commission), at its duly held public hearing on September 5, 2024, voted to deny the above-referenced request to allow the construction of a four-story 41,600 square-foot apartment building containing seventeen rental units and related improvements on a 0.445-acre parcel within the Special Management Area. The project site is located on the north side of Kalaniana'ole Street, approximately 350 feet southwest from its intersection with Onekahakaha Road, Keaukaha, South Hilo, Hawai'i.

You will be notified in writing when the Commission will consider the Proposed Findings of Fact, Conclusions of Law and Decision and Order for the Commission's denial of Special Management Area Use Permit PL-SMA-2024-000060.

Should you have any questions, please contact Alex Roy of this department at (808) 961-8140 or by email at [alex.roy@hawaiicounty.gov](mailto:alex.roy@hawaiicounty.gov)

Sincerely,

September 30, 2024 09:09 AM

Dennis Lin, Chairman  
Windward Planning Commission

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John Papan, Administrator  
Land Planning Hawai'i, LLC  
September 30, 2024  
Page 2

cc via email: Niel Jayasinghe  
Windward Planning Commission  
Suzanna Tiapula, Deputy Corporation Counsel for Windward Planning Commission  
Jean Campbell, Deputy Corporation Counsel for Planning Department