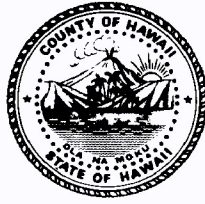


Mitchell D. Roth  
*Mayor*

Deanna S. Sako  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
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County of Hawai'i  
PLANNING DEPARTMENT

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

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

July 24, 2024

Richard Sifuentes  
RCS Designs Inc.  
P. O. Box 384335  
Waikoloa, HI 96838  
VIA EMAIL

Dear Mr. Sifuentes:

**SUBJECT:** Special Management Area (SMA) Determination  
(PL-SAA-2024-000238)

**Landowners:** KJ Puako Partners LLC

**Applicant:** Richard Sifuentes

**Request:** 131 Square Foot Full Bathroom Addition to an Existing Single-Family Dwelling

**TMK:** (3) 6-9-005:026; North Kona District, Island of Hawai'i

This is to acknowledge receipt of your inquiry dated July 17, 2024, requesting a determination of Special Management Area (SMA) permitting and approval requirements for the addition of a 131 square foot (sf) full bathroom attached to an existing single-family residence.

The project parcel consists of 11,186-sf and is zoned Single-Family Residential 10,000-sf (RS-10) by the County and Urban by the State Land Use Commission. The Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the project lot as Low Density Urban (ldu). The property is located entirely within the Special Management Area (SMA); however, it is not considered a shoreline parcel in accordance with HRS 205A.

Pursuant to Planning Commission Rule 9-4(i)(2) "development" does not include the following:

- (O) Structural and non-structural improvements to existing single-family residences, where otherwise permissible.

Richard Sifuentes  
RCS Design Inc  
July 24, 2024  
Page 2

Based on the project details provided, the proposed activity is not considered “development” and will not require further Special Management Area review or approval.

If you have questions, please feel free to contact Derek Harbaugh at (808) 323-4774 or via email at [derek.harbaugh@hawaiicounty.gov](mailto:derek.harbaugh@hawaiicounty.gov).

Sincerely,

*Zendo Kern*  
Zendo Kern (Jul 24, 2024 09:57 HST)

ZENDO KERN  
Planning Director

DSH:mads  
[V:\PL\PL\planning\public\wpwin60\CZM\SMMA\2024\PL-SAA-2024-000238\\_Sifuentes\\_BathAddition.doc](V:\PL\PL\planning\public\wpwin60\CZM\SMMA\2024\PL-SAA-2024-000238_Sifuentes_BathAddition.doc)

cc via email: KJ Puako Partners LLC