

COUNTY OF HAWAI‘I PLANNING DEPARTMENT
BACKGROUND REPORT

BIG ISLAND CANDIES, INC
AMENDMENT TO CHANGE OF ZONE ORDINANCE NO. 16-85
(REZ 05-000023/PL-REZ-2024-000065)

BIG ISLAND CANDIES, INC has submitted an application for an 8-year time extension to Condition C (time requirement to commence construction) and amendments to Conditions D, E, and F (roadway infrastructure improvements) of Change of Zone Ordinance No. 16-85, which rezoned approximately 45,450 square feet of land from a Single-Family Residential – 10,000 square feet (RS-10) to a General Commercial-20,000 square feet (CG-20) zoning district to allow an additional production/storage facility and related uses. The subject properties are located along the makai side of Kekūanā‘o Street between Laukapu Street and Hīnano Street, Waiākea House Lots, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-034:066, 078, & 079.

APPLICANT’S REQUEST

1. **Applicant’s Request:** The applicant is requesting the following amendments to Change of Zone Ordinance No. 16-85:

- An 8-year time extension to Condition C from the effective date of this amendment.
- Amendments to Conditions D, E and F to specify that required road improvements be constructed prior to occupancy permits for further development of the subject parcels, rather than within a specific timeframe.

The following are the specific amendment requests (material to be deleted is bracketed and struck through, material to be added is underscored):

- **Condition C (time requirement to commence construction):** *Construction of the proposed improvements shall be completed within eight (8) years from the effective date of this ordinance. This time period shall include securing Final Plan Approval from the Planning Director in accordance with the Zoning Code.*

Plans for any new improvements shall identify proposed structure(s), fire protection measures, access roadway, driveway and parking stalls. Landscaping shall be indicated on the plans for the purpose of mitigating any potential adverse noise or visual impacts to adjoining parcels. Landscaping shall be provided in accordance with the requirements of the Planning Department's Rule No. 17 (Landscaping Requirements).

- **Condition D (future road widening strip):** *A five-foot wide future road widening strip along the Hīnano Street and Laukapu street frontages and a 10-foot-wide future road widening strip along the Kekūanāo 'a Street frontage shall be subdivided and dedicated to the County~~[within eight (8) years from the effective date of this amended ordinance or]~~ prior to issuance of occupancy permits for the ~~[proposed]~~ further development~~[, whichever is sooner]~~ of the property.*
- **Condition E (curb, gutter, sidewalk):** *The applicant shall provide full improvements to the project's frontage along Kekūanāo 'a Street and Laukapu Street consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required utility relocation, meeting with the approval of the Department of Public Works~~[, within eight (8) years from the effective date of this amended ordinance or]~~ prior to issuance of occupancy permits for the ~~[proposed]~~ further development~~[, whichever is sooner]~~ of the property. The improvements shall be located within the future road widening setback.*
- **Condition F (corner radius):** *Provide a minimum 20-foot corner radius (property line) at the intersection of the future road widening setback lines along Kekūanāo 'a Street and Laukapu Street. Provide a 33-foot corner radius (conforming to the back edge of the existing sidewalk) at the intersection of the future road widening setback lines along Kekūanāo 'a Street and Hīnano Street ~~[within eight (8) years from the effective date of this amended ordinance or]~~ prior to issuance of occupancy permits for the ~~[proposed]~~ further development~~[, whichever is sooner]~~ of the property.*

2. **Reasons for the Request:** The applicant's reasons for the request are as follows:

- **8-year time extension of Condition C:** The applicant, Big Island Candies, Inc. (BIC), is requesting an 8-year time extension for Condition C due to various external factors that have impacted the feasibility of implementing the planned construction improvements on the subject properties. Specifically, events beyond BIC's control, such as the 2018 lava flow and the COVID-19 pandemic, significantly affected visitor traffic and business operations in East Hawai'i, which are essential for BIC's revenue. Additional economic challenges, including inflation, high interest rates, and reduced spending by international and mainland visitors, have further complicated BIC's plans. Given these circumstances, BIC argues that extending the timeframe is necessary to accommodate fluctuating market conditions and to ensure that the development remains feasible and beneficial to the community when economic conditions improve.
- **Amendment of Conditions D, E, and F:** BIC is seeking amendments to Conditions D, E, and F to defer specific roadway improvements until further development occurs on the affected parcels. For Condition D, BIC proposes postponing the dedication of a five-foot-wide road widening strip along Hīnano and Laukapu Streets, as well as a ten-foot-wide strip along Kekūanāo'a Street, until occupancy permits are issued for the new development, instead of within the originally stipulated eight years. Similarly, Condition E amendments request that full improvements along Kekūanāo'a and Laukapu Streets—including curb and gutter installation, sidewalk construction, and drainage enhancements—be completed just before occupancy permits are required, aligning these developments with actual future construction needs rather than a fixed deadline. Finally, Condition F's requirement for a minimum 20-foot corner radius at the intersection of Kekūanāo'a and Laukapu Streets, and a 33-foot radius at Kekūanāo'a and Hīnano Streets, would also be adjusted to coincide with occupancy permit issuance. This approach allows road improvements to reflect actual development activity rather than adhering to a strict timeline, as current land use does not require immediate road modifications.

3. **Proposed Development:** BIC may plan to build a new production and storage facility at a different scale and design than what was originally proposed on Parcels 78 and 79 at Kekūanāo‘a and Laukapu Streets. Currently, Parcel 66 is used as a residential property and is occupied by two dwellings, which are permitted within the existing Commercial General (CG) zoning. Parcels 78 and 79, located at the corner of Kekūanāo‘a and Laukapu Streets, are used for temporary employee parking which is an accessory use to the main structure on an adjacent parcel.
4. **Supportive Information:** The applicant has submitted the attached in support of the request (**Planning Department Exhibit 1 – Change of Zone amendment request dated July 11, 2024.**)
5. **Landowners:** Allan K Ikawa Trust. and Irma K Ikawa Trust.

BACKGROUND INFORMATION

6. **Change of Zone Ordinance 06-114:** On August 8, 2006, the County Council approved a change of zone ordinance to reclassify 45,450 square feet of land from Single-Family Residential-10,000 square feet (RS-10) to a General Commercial-20,000 square feet (CG-20) to accommodate an additional production/storage facility and related uses and an open visitor’s rest area.
7. **Administrative Time Extension:** On July 12, 2011, the Planning Director approved an initial five-year administrative time extension to comply with Conditions C and D, to August 8, 2016.
8. **Change of Zone Ordinance No. 16-85:** The original amendment application proposed wording, similar to the current request, which would trigger the performance of Conditions D, E, and F prior to the issuance of occupancy permits for the respective commercial development. However, the Planning Director at that time, required the addition of a timeframe which would match Condition C as well as the applicant’s proposed wording. On August 18, 2016, the County Council approved multiple amendments to Ordinance No. 06-114.

STATE AND COUNTY PLANS

9. **State Land Use District:** Urban.
10. **General Plan LUPAG Map Designation:** High Density Urban, which includes general

commercial, multiple family residential and related services (multiple family residential – up to 87 units per acre).

11. **County Zoning:** General Commercial-20,000 square feet (CG- 20).
12. **Hilo Community Development Plan (CDP):** The Hilo CDP was adopted by Resolution No. 1 on May 21, 1975, designates this area for residential uses (RS-10).
13. **Special Management Area (SMA):** The subject property is not situated within the SMA and is located approximately 0.34 miles from the nearest shoreline.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

14. **Subject Properties:** The project site comprises three parcels adjacent to the existing Big Island Candies facility. Parcel 66 is located on the northeast corner of Kekūanāʻa Street and Hīnano Street, adjacent to the south of the existing facility. The two existing residences on parcel 66 are currently being used as rental units, a use which the applicant proposes to retain. Parcel 78 is vacant, fronts Laukapu Street, and located immediately south of the existing BIC facility. Parcel 79, also vacant, is located on the northwest corner of Kekūanāʻa Street and Laukapu Street, immediately south of and adjacent to parcel 78. Both parcels 78 and 79 were improved with residences at one time but have since been demolished. The two parcels are currently used for employee parking.
15. **Surrounding Zoning and Land Uses:** The land uses in the immediate area are a mix of residential, commercial and industrial uses. Parcel 80, located between parcels 66 and 79 on Kekūanāʻa Street, is zoned RS-10 and is the site of The Gospel of Alpha and Omega Church. Lands to the north of the project area are zoned CG-20, currently the site of the Big Island Candies factory. Lands to the east and south are zoned RS-10. Parcels to the west are zoned RS-10 and CN-10.
16. **Flood Zone/Drainage:** The subject property is situated within Flood Zone “X”, or an area of minimal flood hazard.
17. **Archaeological/Historical Resources/Cultural Resources:** There are no known historic sites on the property as listed on the State or National Register of Historic Places. Because the project area has been extensively altered by the urban uses, it is unlikely that there are any surface or subsurface historic features nor any cultural and historical resources present on the property. In an April 4, 2016, letter, the State Historic

Preservation Division (SHPD) indicated that although no archaeological inventory survey had been conducted, aerial photos indicated that the area had been subject to previous grading which has significantly altered the land, and thus had no objection to the then time extension request. In addition, there is no evidence of any traditional and customary Native Hawaiian rights being practiced on the site, nor existence of any known valued cultural, historical or native resources in the area.

18. **Floral/Faunal Resources:** No professional surveys were conducted of the site. As the project site has been improved and located within an urban environment close to commercial, industrial and residential uses, it is unlikely that rare or endangered floral or faunal resources are on the site.
19. **Public Access:** There is no record of designated public access to the shoreline or mountain areas that traverse the properties.

PUBLIC UTILITIES AND SERVICES

20. **Access:** Access to the project site is currently from Kekūanāo‘a Street to the existing single-family dwellings on Parcel 66 and from Hīnano Street for Parcels 78 and 79. Condition G of Ordinance No. 16 85 prohibits access from Kekūanāo‘a Street once the single-family dwellings are demolished. Proposed access to Parcel 78 and 79 will be from Laukapu Street and access to Parcel 66 will be from Hīnano Street. Kekūanāo‘a Street, Hīnano Street, and Laukapu Street are public streets which are owned and maintained by the County of Hawai‘i. The Department of Public Works (DPW)-Engineering Division reviewed the application and had no objection to the request for additional time to complete the construction improvements, road widening, sidewalk improvements and dedication.
21. **Traffic:** As there is no immediate proposed construction on the subject properties, traffic is not anticipated to increase beyond current use. A condition of Ordinance No. 16 85 requires the applicant to conduct a Traffic Impact Analysis Report (TIAR), for any use determined to generate over 50 peak hour trips and the applicant would be responsible for constructing any roadway improvements deemed necessary by the DPW to mitigate traffic impacts.
22. **Water:** Water is available to the project area. Each of the subject parcels is serviced by

an existing 5/8-inch meter limited to an average of 400 gallons per day. According to the Department of Water Supply (DWS), the applicant has previously secured eight (8) additional units of water, which expired on September 30, 2024. However, the applicant has recently extended their water commitment until September 30, 2025. The DWS requests that if the proposed development is revised, new water demand calculations be submitted for review and approval.

23. **Wastewater:** Public sewer lines are fronting the project area withing Kekūanāo‘a Street, Laukapu Street, and Hīnano Street. Thus, a condition of Ordinance No. 16 85 require any existing or proposed structures to connect to the public sewer system. Additionally, a condition requires the applicant to conduct a sewer study and provide any improvements required based on that study, if required, by the Department of Environmental Management.
24. **Solid Waste:** There are no municipal solid waste collection services in the County. A condition of Ordinance No. 16 85 requires the applicant to submit a solid waste management plan to the Department of Environmental Management (DEM) for review and approval prior to occupancy.
25. **All Other Essential Utilities and Services:** Electricity and telephone services are available to the site. Fire, police, and medical services are available nearby in Hilo.

AGENCIES’ COMMENTS

26. **County of Hawai‘i - Department of Water Supply: (Planning Department Exhibit 2 - November 6, 2024)**

AGENCIES - NO COMMENTS OR CONCERNS

27. Police Department and Department of Public Works – Engineering Division.

AGENCIES - NO RESPONSE

28. Fire Department and Department of Health.

PUBLIC COMMENTS

29. None at the date of this writing.

CHANGE OF ZONE APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): BIG ISLAND CANDIES, INC.

APPLICANT'S SIGNATURE: [Signature] DATE: 7/5/24

ADDRESS: 585 Hinano Street, Hilo HI 96720

LIST APPLICANT'S INTEREST (if not owner): Lessee of premises

PHONE: (Bus.) 808-961-2199 (Res.) _____ (Email) Sherrie E. Holi
sherrie@bigislandcandies.com

REQUEST: Extension of Time TO Commercial General (CG-20)
(Existing Zoning) (Proposed Zoning)

TAX MAP KEY(S): (3) 2-2-034:066, 078 and 079

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: Parcel 66 = 22,300 sf;
Parcel 78 = 11,900 sf;
Parcel 79 = 11,250 sf.

LANDOWNER(S): Allan K. Ikawa Rev. Lvg. Trust and Irma K. Ikawa Rev. Lvg. Trust

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

[Signature] DATE: 7/5/24

[Signature] DATE: 7/5/24

AGENT: Thomas Yeh, Law Offices of Yeh & Kim

AGENT ADDRESS: 101 Aupuni Street, Suite 217, Hilo HI 96720-4221

PHONE: (Bus.) 808-961-0055 (Res.) _____ (Email) TLY@yehandkim.com

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: Thomas Yeh, Law Offices of Yeh & Kim COPIES: _____

Law Offices of Yeh & Kim
a limited liability law company

101 Aupuni Street, Suite 217, Hilo, Hawai'i 96720-4221
Telephone: 808-961-0055
Website: www.yehandkim.com

RONALD N.W. KIM RKim@yehandkim.com

Of Counsel:

THOMAS L.H. YEH TLY@yehandkim.com
JOHN S. MUKAI JMukai@yehandkim.com
JILL D. RAZNOV JRaznov@yehandkim.com

July 11, 2024

Via hand delivery

Zendo Kern, Planning Director
Planning Department
County of Hawai'i
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Re: **Request for Amendment**
 Ordinance No. 06-114, as amended by Ordinance No. 16-85
 Change of Zone from RS-10 to CG-20
 Applicant: BIG ISLAND CANDIES, INC.
 Tax Map Keys: (3) 2-2-034:066, 78 and 79

Dear Director Kern:

This office represents Big Island Candies, Inc. ("BIC") and the fee owners, the Allan K. Ikawa Revocable Living Trust and the Irma K. Ikawa Revocable Living Trust, in connection with the above rezoning ordinance (Change of Zone Ordinance No. 06-114 (REZ 05-000023), as amended by Ordinance No. 16-85). On behalf of BIC and the fee owners, we submit this request for an amendment of Condition C (*requesting extension of the time requirement for constructing the planned production and storage facility*), and Conditions D, E, and F (*extending the time period for construction of specified road widening and sidewalk improvements to a date prior to the issuance of occupancy permits for the further development of parcels fronting the intersections of Kekuanaoa Street with Hinano Street and Laukapu Street*).

Background

Ordinance No. 06-114 became effective on August 8, 2006. The rezoning from RS-10 to CG-20 affected three parcels, which have a total area of approximately 45,450 square feet. The rezoning of these parcels was to allow the construction of an additional production/storage facility and related uses adjacent to BIC's existing sales and production facility to provide additional production capabilities as well as cold and warehouse storage space for raw materials and finished products.

Zendo Kern, Planning Director
Planning Department, County of Hawai'i
July 11, 2024
Page 2

Ordinance No. 16-85 became effective in August 18, 2016 and provided BIC with an eight year period within which to construct the proposed facility and related uses and road improvements necessitated by such on site development.

BIC's existing production and retail facility is located on adjacent lands on Hinano Street, designated as TMK 2-2-034:067 (Parcel 67), with roadway frontage on two sides via Hinano Street and Laukapu Street. See current Site Plan of existing improvements, Exhibit "A". The parcels which are the subject of the rezoning are adjacent to the existing facility. One parcel is at the northeast corner of the Hinano/Kekuanaoa Street intersection (Parcel 66), and the other two parcels are located at the northwest corner of the Laukapu/Kekuanaoa intersection (Parcels 78 and 79). The proposed production/storage facility was to be located on Parcels 78 and 79 (corner of Kekuanaoa and Laukapu) and was to provide additional cold storage and warehouse storage space to support BIC's current operations and expand the product line. The production facility, as proposed, was to be a two-story structure with a production area and cold storage on the ground floor and warehouse space on the second floor. Parcel 66 was envisioned to be a visitor retreat and open rest area. Between Parcels 66 and 79 is another parcel fronting Kekuanaoa Street, TMK (3) 2-2-034:080.

BIC has made some use of TMKs 2-2-034:078 and 079 (Parcels 78 and 79), located at the corner of Kekuanaoa Street and Laukapu Street, for temporary employee parking, and TMK 2-2-034:066 (Parcel 66) continues to be used for residential purposes. These uses are consistent with the types of permitted uses allowed in the General Commercial zone, but have not triggered the need to construct road improvements or road widening at the frontages with Kekuanaoa Street or Laukapu Street.

Conditions C, D, E and F state as follows:

- C. Construction of the proposed improvements shall be completed within eight (8) years from the effective date of this ordinance. This time period shall include securing Final Plan Approval from the Planning Director in accordance with the Zoning Code. Plans shall identify proposed structure(s), fire protection measures, access roadway, driveway and parking stalls. Landscaping shall be indicated on the plans for the purpose of mitigating any potential adverse noise or visual impacts to adjoining parcels. Landscaping shall be provided in accordance with the requirements of Planning Department's Rule No. 17 (Landscaping Requirements).

Zendo Kern, Planning Director
Planning Department, County of Hawai'i
July 11, 2024
Page 3

- D. A five-foot wide future road widening strip along the Hīnano Street and Laukapu street frontages and a 10-foot wide future road widening strip along the Kekūanāo'a Street frontage shall be subdivided and dedicated to the County within eight (8) years from the effective date of this amended ordinance or prior to issuance of occupancy permits for the proposed development, whichever is sooner.
- E. The applicant shall provide full improvements to the project's frontage along Kekūanāo'a Street and Laukapu Street consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required utility relocation, meeting with the approval of the Department of Public Works, within eight (8) years from the effective date of this amended ordinance or prior to issuance of occupancy permits for the proposed development, whichever is sooner. The improvements shall be located within the future road widening setback.
- F. Provide a minimum 20-foot corner radius (property line) at the intersection of the future road widening setback lines along Kekūanāo'a Street and Laukapu Street. Provide a 33-foot corner radius (conforming to the back edge of the existing sidewalk) at the intersection of the future road widening setback lines along Kekūanāo'a Street and Hīnano Street within eight (8) years from the effective date of this amended ordinance or prior to issuance of occupancy permits for the proposed development, whichever is sooner.

Condition C contemplated the construction of the proposed production/storage facility by August of 2024, but events outside of the control of BIC have continued to affect the feasibility of implementing these improvements. The 2018 lava flow affected the influx of visitors to East Hawaii, which comprises a substantial portion of BIC business. Thereafter, the COVID pandemic took a further toll on sales. While visitors from the U.S. Mainland have increased starting in 2023, the yen to dollar ratio continues to adversely affect the visitor segment from Japan, resulting in an outflow of travelers to Japan, but limiting travelers to Hawai'i. In addition, the ability of BIC to sustain production levels has been affected by a continuing

Zendo Kern, Planning Director
Planning Department, County of Hawai'i
July 11, 2024
Page 4

shortage of employees. This combination of events and factors, including now high interest rates, continue to affect BIC's plans and the need for implementing the construction of additional production and storage space at this time. BIC is considering options for utilizing the CG zoning, and proposing to construct the required road improvements when necessitated by further development of the subject parcels.

BIC has partially satisfied **Condition D** of the ordinance by completing the subdivision of the road widening strip along the Hinano Street frontage and a portion of the Kekuanaoa Street frontage of Parcel 66, together with the construction of associated turning radius improvements and an ADA accessible ramp at said intersection. Final subdivision approval of the turning radius and road widening was issued on August 1, 2019. *See* Final Subdivision Approval and final plat map approved for recordation, **Exhibit "B"**. BIC is in the process of obtaining Disability and Communications Access Board (DCAB) approval of the ADA ramp at the corner of Hinano Street and Kekuanaoa Street based on current standards, prior to initiating road dedication procedures with the County.

BIC has also performed a requirement in **Condition E** by relocating one of three utility poles along Kekuanaoa Street.

As discussed above, **Condition F** of Ordinance No. 16-85 has been partially satisfied by the construction of the 33-foot corner radius at the intersection of Hinano Street and Kekuanaoa Street. Current traffic conditions in the area have not required further road widening or related improvements along the frontages of Kekuanaoa Street or Laukapu Street.

As current uses being made of the subject lots are consistent with CG zoning, but do not trigger the need for road improvements or the installation of curbs, gutters and sidewalks, BIC is requesting that the deadline for constructing the previously planned production and storage facility be extended for an additional eight (8) year period, and providing that the specified road improvements be constructed prior to occupancy permits for the development of the subject parcels. The proposed amendments are set forth below in Ramseyer format (*bracketed language to be deleted and new material is double-underlined*):

- C. Construction of the proposed improvements shall be completed within eight (8) years from the effective date of this ordinance. This time period shall include securing Final Plan Approval from the Planning Director in accordance with the Zoning Code. Plans for any new improvements shall identify proposed structure(s), fire protection measures, access roadway, driveway and parking

Zendo Kern, Planning Director
Planning Department, County of Hawai'i
July 11, 2024
Page 5

stalls. Landscaping shall be indicated on the plans for the purpose of mitigating any potential adverse noise or visual impacts to adjoining parcels. Landscaping shall be provided in accordance with the requirements of Planning Department's Rule No. 17 (Landscaping Requirements).

The CG zoning is appropriate for the property and the area. The proposed extension of the time limit for constructing new improvements that had been previously proposed is consistent with prior approvals and is appropriate given the circumstances out of BIC's control that it has had to contend with.

BIC also seeks to amend Conditions D, E and F to read as follows (in Ramseyer format):

- D. A five-foot wide future road widening strip along the Hīnano Street and Laukapu street frontages and a 10-foot wide future road widening strip along the Kekūanāo'a Street frontage shall be subdivided and dedicated to the County [within eight (8) years from the effective date of this amended ordinance or] prior to issuance of occupancy permits for the [proposed] further development[, whichever is sooner] of the property.
- E. The applicant shall provide full improvements to the project's frontage along Kekūanāo'a Street and Laukapu Street consisting of, but not limited to, pavement widening with concrete curb, gutter and sidewalk, drainage improvements, and any required utility relocation, meeting with the approval of the Department of Public Works[, within eight (8) years from the effective date of this amended ordinance or] prior to the issuance of occupancy permits for the [proposed] further development[, whichever is sooner] of the property. The improvements shall be located within the future road widening setback.
- F. Provide a minimum 20-foot corner radius (property line) at the intersection of the future road widening setback lines along Kekūanāo'a Street and Laukapu Street. Provide a 33-foot corner radius (conforming to the back edge of the existing sidewalk) at the intersection of the future road widening setback lines along

Law Offices of Yeh & Kim

a limited liability law company

Zendo Kern, Planning Director
Planning Department, County of Hawai'i
July 11, 2024
Page 6

Kekūanāʻo'a Street and Hīnano Street [within eight (8) years from the effective date of this amended ordinance or] prior to issuance of occupancy permits for the [proposed] further development[, whichever is sooner] of the property.

As to the proposed amendments to Conditions D, E and F, until new construction and increases in traffic impacts are triggered by further development of the property, there is no immediate need for additional road widening or the construction of improvements along the Kekuanaoa Street frontage and the intersecting Laukapu street frontages at this time. BIC has already completed the turning radius at the Hinano/Kekuanaoa intersection and related sidewalk improvements at that corner, which has been of benefit to traffic since the entrance and exit to the BIC retail center are located on Hinano Street. In addition, the frontage for the lot between Parcels 66 and 79 has not been widened or improved with curbs, gutters and sidewalks. Requiring road improvements when further development of the property occurs is appropriate under the circumstances.

As market conditions improve and development of the subject parcels can occur, the requested road work improvements and dedication for abutting road sections would occur in conjunction with such development.

We submit with this request, the original and fifteen copies, a check in the amount of \$575.00 for the filing fee, and a list of surrounding property owners within 300 feet of the subject parcels. If you require any additional information, please contact us. We look forward to your favorable consideration and processing of this request.

Very truly yours,

LAW OFFICES OF YEH & KIM


THOMAS L. H. YEH

Enclosures (*15 copies of request; BIC check #117438; lists of surrounding owners*)
cc: Big Island Candies, Inc.

Harry Kim
Mayor

Wil Okabe
Managing 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

Michael Yee
Director

Duane Kanuha
Deputy Director

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

August 1, 2019

Clyde K. Matsunaga
Imata and Associates, Inc.
171 Kapi'olani Street
Hilo, HI 96720

Dear Mr. Matsunaga:

FINAL SUBDIVISION APPROVAL NO. SUB-19-001912

FINAL PLAT MAP AND DEFER ACTION

SUBDIVIDER: IKAWA TRUST, Allan K.

Subdivision of a Portion of Lot 15, Block 21, Waiākea House Lots, First Series,
Being Also a Portion of Grant 9225

Into Lots 15-A & 15-B

Waiākea, South Hilo, Island of Hawai'i, Hawai'i

TMK: (3) 2-2-034:066

This is to acknowledge receipt on July 23, 2019 of ten (10) copies of the final plat map dated July 1, 2019; evidence of public notification sign posting; Certification of Staking; Real Property Tax Clearance; and filing fee of \$275.00 for the referenced application for 1 lot and a Road Widening lot.

This application is being processed under Section 23-11 of the Subdivision Code whereby the requirements and standards of the Subdivision Code shall not apply to public rights-of-way subdivisions and their remnant parcels.

Please be informed that final subdivision approval for recordation is hereby granted to the final plat map dated June 20, 2019, as attached herewith inasmuch as all requirements of the Subdivision Code, Chapter 23, as modified have been met.

The subdivider may wish to consult an attorney and surveyor for the preparation of the necessary legal documents and description of the certified final plat map for the purpose of recordation with the State of Hawai'i, Bureau of Conveyances.

Big Island Candies, Inc.

EXHIBIT "B"

Clyde K. Matsunaga
Imata and Associates, Inc.
August 1, 2019
Page 2

By a copy of this letter, we are forwarding a copy of the certified final plat map to the listed officers for their file.

Should you have any questions, please feel free to contact Hans Santiago or Jonathan Holmes of this department.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Yee", is written over a light blue rectangular background.

MICHAEL YEE
Planning Director

JRH:tb

\\COH33\planning\public\Admin Permits Division\Subdivision\2019\2019-3\SUB-19-001912\Ikawa FPMDEF 08-01-19.docx

Encl.: 5 Certified FPM

xc: Manager, DWS w/Certified FPM
 Director, DPW w/Certified FPM
 District Environmental Health Program Chief, DOH w/Certified FPM
 Director, DEM w/Certified FPM
 Allan K. Ikawa Trust w/Receipt # 533394
 REZ-05-000023 (Ord. 16 005)

2019 JUL 23 PM 1 42
PLANNING DEPARTMENT
COUNTY OF HAWAII

SUBDIVISION NUMBER **SUB-19-001912**
APPROVED FOR RECORDATION with the Bureau of
Conveyances, State of Hawaii

Planning Director, County of Hawaii
Date: **AUG 01 2019**

Big Island Candies, Inc.
Request for Amendment of Ord. 06-114, as amended by Ord. 16-85
affecting TMKs (3) 2-2-034:066, 78 and 79

LISTS OF SURROUNDING OWNERS (300 ft. radius)

Parcel 66_List of Surrounding Owners (as of 061724).xlsx

	A	B	C	D	E	F
1	Parcel Id	Location	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
2	220340660000	655 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
3	220340660000		IKAWA, IRMA K TRST			
4	220340670000	585 Hinano St	IKAWA, ALLAN K TRST			
5	220340670000		IKAWA, IRMA K TRST			
6	220340670000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4428
7	220340700000	565 Hinano St	MIYASAKI, SUMIE L TRST		1426 KAHALANI ST	HILO HI 96720 3414
8	220340700000		MIYASAKI, SUMIE L TRST	C/O PROPERTY PROFESSIONALS	224 HAILI ST STE B	HILO HI 96720 2975
9	220340780000	596 Laukapu St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
10	220340780000		IKAWA, IRMA K TRST			
11	220340790000	673 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
12	220340790000		IKAWA, IRMA K TRST			
13	220340800000	667 Kekuanaoa St	GOSPEL OF ALPHA & OMEGA		667 KEKUANAOA ST	HILO HI 96720 4452
14	220340830000	717 Manono St	TAMOSH LLC		PO BOX 4998	HILO HI 96720 0998
15	220340850000	681 Manono St	GHC FAMILY LIMITED PARTNERSHIP		1158 KINOOLE ST	HILO HI 96720 4132
16	220340940000	588 Hinano St	MARTIN, ETSUKO Y		588 HINANO ST	HILO HI 96720 4426
17	220340940000		LOS BANOS, LEILANI M			
18	220340950000	594 Hinano St	HALAKAU INVESTMENTS LLC		2296 HALAKAU ST	HONOLULU HI 96821 2632
19	220341040000	570 Laukapu St	IKAWA, ALLAN K TRST			
20	220341040000		IKAWA, IRMA K TRST			
21	220341040000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4228
22	220341070000	615 Kekuanaoa St	JWC & ASSOCIATES		4202 ALAE ST	HONOLULU HI 96816 4902
23	220341070000		JWC & ASSOCIATES	C/O DAY LUM RENTALS	2 KAMEHAMEHA AVE	HILO HI 96720 2830
24	220341090000	735 B Manono St	POUSIMA, SITIVENI		735B MANONO ST	HILO HI 96720 4463
25	220341090000		POUSIMA, AILINE			
26	220341100000	594 A Hinano St	CHUN, ANDREW/GEORGINA FAMILY JOINT TR		57A HOAKA RD	HILO HI 96720 3697
27	220341180000	603 Kekuanaoa St	LIN, DIEN-JUNG TR		155 HOONANEA ST	HILO HI 96720 5415
28	220350010000	605 Laukapu St	FINANCE FACTORS, LTD		1164 BISHOP ST STE 300	HONOLULU HI 96813 2899
29	220350020000	595 Laukapu St	WEEKS, DEBRA ANN		1995 KALANIANA'OLE AVE	HILO HI 96720 4919
30	220350030000	585 Laukapu St	FRAZIER BROTHERS VETERINARY PROPERTY LLC		585 LAUKAPU ST	HILO HI 96720 4490
31	220350890000		VARIOUS OWNERS		SR-ROADWAY	
32	220351020000		COUNTY OF HAWAII			
33	220351100000	601 Laukapu St	HILO MEDICAL CENTER FOUNDATION		1190 WAIANUENUE AVE	HILO HI 96720 2089
34	220360250000	610 Kekuanaoa St	LIN, DIEN-JUNG TRST		155 HOONANEA ST	HILO HI 96720 5415
35	220360260000	622 Hinano St	LIN, DIEN-JUNG TRST		610 KEKUANAOA ST	HILO HI 96720 4421
36	220360270000	630 Hinano St	MCCRARY, THERESA ANN TRST			
37	220360270000		JOSEPH, JEFFREY LYNN TRST		630 HINANO ST	HILO HI 96720 4427
38	220360280000	640 Hinano St	CHEN, DAVID W		5 DORCHESTER W	IRVINE CA 92620 2618
39	220360280000		CHEN, LILY W			
40	220360390000	641 Hinano St	IMANAKA, DENNIS T		641 HINANO ST	HILO HI 96720 4429
41	220360390000		IMANAKA, MYRA ANN			
42	220360400000	631 Hinano St	KAYA PROPERTIES	TSUGAWA, KATHY MANAGING MEMBER	154 POHAKULANI ST	HILO HI 96720 3118
43	220360410000	619 Hinano St	LIN, DIEN-JUNG TRST		155 HOONANEA ST	HILO HI 96720 5415
44	220360420000	670 Kekuanaoa St	CHEDHOLD LLC		153 HONOLII PL	HILO HI 96720 2203
45	220360430000	630 Laukapu St	CHEDHOLD, LLC		153 HONOLII PL	HILO HI 96720 2203
46	220360440000	642 Laukapu St	OSTERTAG, REBECCA		642 LAUKAPU AVE	HILO HI 96720 4470
47	220360500000	692 Kekuanaoa St	CHENG, CHARLOTTE CHIUNG-CHIAO		692 KEKUANAOA ST	HILO HI 96720 4468
48	220360510000	625 Laukapu St	CHENG, ANDREW HSIEN-CHIH		812 HOOLAULEA ST	HILO HI 96720 3676
49	220360510000		CHENG, LINJUN LI			
50	220361240000	656 Kekuanaoa St	NAMAHOE, JAMES K		656 KEKUANAOA ST	HILO HI 96720 4405
51	220361240000		CAOILI, JAYMIE HAUNANI			
52	220361490000		MCCRARY, THERESA ANN TRST		630 HINANO ST	HILO HI 96720 4427
53	220361490000		JOSEPH, JEFFREY LYNN TRST			

Parcel 78_List of Surrounding Owners (as of 061724).xlsx

	A	B	C	D	E	F
1	Parcel Id	Location	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
2	220340660000	655 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
3	220340660000		IKAWA, IRMA K TRST			
4	220340670000	585 Hinano St	IKAWA, ALLAN K TRST			
5	220340670000		IKAWA, IRMA K TRST			
6	220340670000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4428
7	220340700000	565 Hinano St	MIYASAKI, SUMIE L TRST		1426 KAHALANI ST	HILO HI 96720 3414
8	220340700000		MIYASAKI, SUMIE L TRST	C/O PROPERTY PROFESSIONALS	224 HAILI ST STE B	HILO HI 96720 2975
9	220340780000	596 Laukapu St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
10	220340780000		IKAWA, IRMA K TRST			
11	220340790000	673 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
12	220340790000		IKAWA, IRMA K TRST			
13	220340800000	667 Kekuanaoa St	GOSPEL OF ALPHA & OMEGA		667 KEKUANAOA ST	HILO HI 96720 4452
14	220341040000	570 Laukapu St	IKAWA, ALLAN K TRST			
15	220341040000		IKAWA, IRMA K TRST			
16	220341040000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4428
17	220350010000	605 Laukapu St	FINANCE FACTORS, LTD		1164 BISHOP ST STE 300	HONOLULU HI 96813 2899
18	220350020000	595 Laukapu St	WEEKS, DEBRA ANN		1995 KALANIANAOLE AVE	HILO HI 96720 4919
19	220350030000	585 Laukapu St	FRAZIER BROTHERS VETERINARY PROPERTY LLC		585 LAUKAPU ST	HILO HI 96720 4490
20	220350040000	577 Laukapu St	ESTRADA, TERESA ANNE		577 LAUKAPU ST	HILO HI 96720 4435
21	220350040000		ESTRADA, FELIX BOLASOC JR			
22	220350050000	567 Laukapu St	DOWNS, DAVID LIVINGSTONE		567 LAUKAPU ST	HILO HI 96720 4489
23	220350130000	578 Kalanikoa St	PACHECO, THEOLA KEHAUNANI		578 KALANIKOA ST	HILO HI 96720 4539
24	220350130000		PACHECO, KIMBERLY K			
25	220350140000	590 Kalanikoa St	CHOCK, HON CHOW	ATTN:GREENE,MADELINE K	14-3417 HAWAII RD # 2238	PAHOA HI 96778 6106
26	220350150000	596 Kalanikoa St	HUA, SHA TRST		596 KALANIKOA ST	HILO HI 96720 4539
27	220350160000	711 Kekuanaoa St	BRILHANTE, CHRISTOPHER A		280 PONAHAHAWAI ST STE 100	HILO HI 96720 3075
28	220350850000	600 Kalanikoa St	FUKE, RONALD T SR TRST		123 KAMALII PL	HILO HI 96720 8149
29	220350880000	585 A Laukapu St	UYEDA, GARRET KENJI		585 LAUKAPU ST APT A	HILO HI 96720 4490
30	220350890000		VARIOUS OWNERS		SR-ROADWAY	
31	220351020000		COUNTY OF HAWAII			
32	220351100000	601 Laukapu St	HILO MEDICAL CENTER FOUNDATION		1190 WAIANUENUE AVE	HILO HI 96720 2089
33	220360400000	631 Hinano St	KAYA PROPERTIES	TSUGAWA,KATHY MANAGING MEMBER	154 POHAULANI ST	HILO HI 96720 3118
34	220360410000	619 Hinano St	LIN, DIEN-JUNG TRST		155 HOONANEA ST	HILO HI 96720 5415
35	220360420000	670 Kekuanaoa St	CHEDHOLD LLC		153 HONOLII PL	HILO HI 96720 2203
36	220360430000	630 Laukapu St	CHEDHOLD, LLC		153 HONOLII PL	HILO HI 96720 2203
37	220360500000	692 Kekuanaoa St	CHENG, CHARLOTTE CHIUNG-CHIAO		692 KEKUANAOA ST	HILO HI 96720 4468
38	220360510000	625 Laukapu St	CHENG, ANDREW HSIEN-CHIH		812 HOOLAULEA ST	HILO HI 96720 3676
39	220360510000		CHENG, LINJUN LI			
40	220361230000	704 Kekuanaoa St	MUKAI, FAMILY TRST		136 HOOMALU ST	HILO HI 96720 3345
41	220361240000	656 Kekuanaoa St	NAMAHOE, JAMES K		656 KEKUANAOA ST	HILO HI 96720 4405
42	220361240000		CAOILI, JAYMIE HAUNANI			

Parcel 79_List of Surrounding Owners (as of 061724).xlsx

	A	B	C	D	E	F
1	Parcel Id	Location	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCityStZip
2	220340660000	655 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
3	220340660000		IKAWA, IRMA K TRST			
4	220340670000	585 Hinano St	IKAWA, ALLAN K TRST			
5	220340670000		IKAWA, IRMA K TRST			
6	220340670000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4428
7	220340780000	596 Laukapu St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
8	220340780000		IKAWA, IRMA K TRST			
9	220340790000	673 Kekuanaoa St	IKAWA, ALLAN K TRST		585 HINANO ST	HILO HI 96720 4428
10	220340790000		IKAWA, IRMA K TRST			
11	220340800000	667 Kekuanaoa St	GOSPEL OF ALPHA & OMEGA		667 KEKUANAOA ST	HILO HI 96720 4452
12	220341040000	570 Laukapu St	IKAWA, ALLAN K TRST			
13	220341040000		IKAWA, IRMA K TRST			
14	220341040000		BIG ISLAND CANDIES INC		585 HINANO ST	HILO HI 96720 4228
15	220350010000	605 Laukapu St	FINANCE FACTORS, LTD		1164 BISHOP ST STE 300	HONOLULU HI 96813 2899
16	220350020000	595 Laukapu St	WEEKS, DEBRA ANN		1995 KALANIANA'OLE AVE	HILO HI 96720 4919
17	220350030000	585 Laukapu St	FRAZIER BROTHERS VETERINARY PROPERTY LLC		585 LAUKAPU ST	HILO HI 96720 4490
18	220350040000	577 Laukapu St	ESTRADA, TERESA ANNE		577 LAUKAPU ST	HILO HI 96720 4435
19	220350040000		ESTRADA, FELIX BOLASOC JR			
20	220350140000	590 Kalanikoa St	CHOCK, HON CHOW	ATTN: GREENE, MADEUNE K	14-3417 HAWAII RD # 2238	PAHOA HI 96778 6106
21	220350150000	596 Kalanikoa St	HUA, SHA TRST		596 KALANIKOA ST	HILO HI 96720 4539
22	220350160000	711 Kekuanaoa St	BRILHANTE, CHRISTOPHER A		280 PONAHAHAWAI ST STE 100	HILO HI 96720 3075
23	220350850000	600 Kalanikoa St	FUKE, RONALD T SR TRST		123 KAMALII PL	HILO HI 96720 8149
24	220350880000	585 A Laukapu St	UYEDA, GARRET KENJI		585 LAUKAPU ST APT A	HILO HI 96720 4490
25	220350890000		VARIOUS OWNERS		SR-ROADWAY	
26	220351020000		COUNTY OF HAWAII			
27	220351100000	601 Laukapu St	HILO MEDICAL CENTER FOUNDATION		1190 WAIANUENUE AVE	HILO HI 96720 2089
28	220360390000	641 Hinano St	IMANAKA, DENNIS T		641 HINANO ST	HILO HI 96720 4429
29	220360390000		IMANAKA, MYRA ANN			
30	220360400000	631 Hinano St	KAYA PROPERTIES	TSUGAWA, KATHY MANAGING MEMBER	154 POHAKULANI ST	HILO HI 96720 3118
31	220360410000	619 Hinano St	LIN, DIEN-JUNG TRST		155 HOONANEA ST	HILO HI 96720 5415
32	220360420000	670 Kekuanaoa St	CHEDHOLD LLC		153 HONOLULI PL	HILO HI 96720 2203
33	220360430000	630 Laukapu St	CHEDHOLD, LLC		153 HONOLULI PL	HILO HI 96720 2203
34	220360440000	642 Laukapu St	OSTERTAG, REBECCA		642 LAUKAPU AVE	HILO HI 96720 4470
35	220360500000	692 Kekuanaoa St	CHENG, CHARLOTTE CHIUNG-CHIAO		692 KEKUANAOA ST	HILO HI 96720 4468
36	220360510000	625 Laukapu St	CHENG, ANDREW HSIEN-CHIH		812 HOOLAULEA ST	HILO HI 96720 3676
37	220360510000		CHENG, LINJUN LI			
38	220360520000	641 Laukapu St	HWANG, INPYO		730 KILAUEA AVE	HILO HI 96720 4234
39	220361230000	704 Kekuanaoa St	MUKAI, FAMILY TRST		136 HOOMALU ST	HILO HI 96720 3345
40	220361240000	656 Kekuanaoa St	NAMAHOE, JAMES K		656 KEKUANAOA ST	HILO HI 96720 4405
41	220361240000		CAOILI, JAYMIE HAUNANI			
42	220370150000	634 Kalanikoa St	CHONG, WALLACE F TRST		74 PONAHAHAWAI ST	HILO HI 96720 3026

Law Offices of Yeh & Kim

A Limited Liability Law Company

101 Aupuni Street, Suite 217, Hilo, Hawaii 96720-4221
Telephone: 808-961-0055

RONALD N.W. KIM RKim@yehandkim.com

Of Counsel:

THOMAS L.H. YEH TLY@yehandkim.com

JOHN S. MUKAI JMukai@yehandkim.com

JILL D. RAZNOV JRaznov@yehandkim.com

September 5, 2024

REC'D BY MAIL

COH PLANNING DEPT
SEP 9 2024 PM 4:47

Zendo Kern, Director
Planning Department
County of Hawai'i
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Re: **Request for Amendment**
Ordinance No. 06-114, as amended by Ordinance No. 16-85
Change of Zone from RS-10 to CG-20
Applicant: BIG ISLAND CANDIES, INC.
Tax Map Keys: (3) 2-2-034:066, 78 and 79

Dear Director Kern:

As a follow-up to the July 11, 2024 submittal of the above request for amendment to Ordinance No. 16-85, we wanted to provide this supplemental information.

As additional background, we first want to further describe the challenges that Big Island Candies (BIC) has faced and continues to face. BIC's operations include purchasing supplies for its products, manufacturing a variety of products on site, marketing and shipping its products island wide, state wide and internationally (primarily Japan), and assuring that the quality of its products is maintained for all consumers.

Challenges that BIC faces are supply chain issues such as availability of inventory, costs and consistent quality. The production of BIC's products is largely dependent on the availability of labor and supply chains that can be consistently relied upon, factors that the Covid pandemic continues to adversely affect, not only for BIC, but other employers and businesses. Marketing of BIC products and sales are largely influenced by economies outside of Hawai'i. While BIC is extremely grateful for having a loyal and supportive community of Hawai'i residents who regularly purchase its products, external market forces play a large role in the success of BIC and its ability to finance options for expansion. The market from Japan is still much reduced by the yen to dollar ratio, and similarly, with inflation, discretionary income for mainland travelers has resulted in a flat tourism year and spending. These challenges, coupled with other events, can disrupt plans and create added risks related to expansion. Balancing these various issues is a constant task that BIC takes on to remain successful.

Law Offices of Yeh & Kim

A Limited Liability Law Company

Zendo Kern, Director
Planning Department
County of Hawai'i
September 5, 2024
Page 2

If there is one theme that BIC must stress in its request for a time extension, it is the ability to have flexibility in its ability to plan for its next phase of development. The spectrum of options for BIC is to continue to rent the dwelling located at Parcel 66 (which is consistent with CG zoning), to use of Parcels 78 or 79 for employee parking (also CG zoning consistent), to constructing a storage facility/warehouse, to additional production facilities, which may be of a different scale and design than previously envisioned. These options would require new design and permitting. All of these options during the requested eight-year time period are dependent on the external forces discussed above and the flexibility and economic viability that BIC requires to implement these options.

Having the flexibility of time is critical to BIC's steps forward that are supported by market and related forces. In this context, retaining the CG zoning designation with the proposed conditions of approval is consistent with surrounding uses and will not be adverse to the County's interests in assuring that the zoning of the area continues to be in the public interest.

It is our hope that this submittal assists the County in understanding the issues which BIC must consider in determining which course of action it will take in the requested time period. BIC is confident that within this extended time period, it will be able to utilize the current CG zoning.

Thank you for your consideration of the above.

Very truly yours,

LAW OFFICES OF YEH & KIM



THOMAS L.H. YEH

cc: Big Island Candies, Inc.

Law Offices of Yeh & Kim
101 Aupuni Street, Suite 217
Hilo, Hawaii 96720-4221

HONOLULU HI 967

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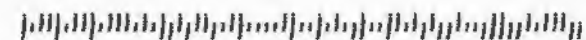


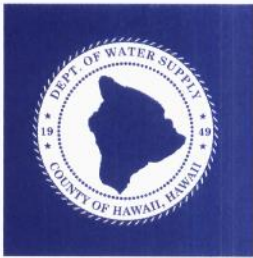
COH PLANNING DEPT
SEP 9 2024 PM 4:47

ZENDO KERN, Director
PLANNING DEPARTMENT
COUNTY OF HAWAI'I
101 PAUAHI ST STE 3
HILO HI 96720-4224



96720-422403





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

November 6, 2024

COH PLANNING DEPT
NOV 7 2024 PM3:41

TO: Mr. Zendo Kern, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager–Chief Engineer

**SUBJECT: Change of Zone Amendment Application No. PL-REZ-2024-000065
Amendment to Change of Zone Ordinance No. 16 85 (REZ-05-000023)
Applicant - Big Island Candies, Inc.
Request - Amendment for Time Extension of Condition C
(Complete Construction Timing), and Conditions D, E, and F
(Roadway Improvements)
Tax Map Key 2-2-034:066, 078, and 079**

We have reviewed the subject request and have the following comments.

Please be informed that the subject application had an existing water commitment for eight (8) additional units of water, which expired on September 30, 2024. Should the proposed development be revised, we request that the water demand calculations be submitted for review and approval.

Should there be any questions, please contact Mr. Ryan Quitoriano of our Water Resources and Planning Branch at (808) 961-8070, extension 256.

Sincerely yours,

Keith K. Okamoto, P.E.
Manager-Chief Engineer

RQ:dfg

copy – Law Offices of Yeh & Kim
Big Island Candies, Inc.

Planning Dept.
Exhibit 2

... Water, Our Most Precious Resource ... Ka Wai A Kāne ...

The Department of Water Supply is an Equal Opportunity provider and employer.