

COUNTY OF HAWAI'I PLANNING DEPARTMENT

BACKGROUND REPORT

JACK VANDERHOFF, JR. AND SAU-YIN YEUNG **CHANGE OF ZONE APPLICATION NO. PL-REZ-2024-000072**

JACK VANDERHOFF, JR. AND SAU-YIN YEUNG have submitted an application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 19,500-square-foot parcel of land. The subject property is located at 900 Manono Street, approximately 95 feet north of its intersection with Leilani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-2-036:113.

PROPOSED ACTION

1. **Applicants' Request:** The applicants are requesting a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 19,500-square-foot parcel of land. The CN zoning district, with a minimum area required for each building site of 10,000 square feet, would allow a maximum density of one building site (lot). In addition, 15 multiple family residential units could be constructed on the subject property should the change of zone be approved. The CN (neighborhood commercial) district applies to strategically located centers suitable for commercial activities which shall be of such size and shape as will accommodate a compact shopping center which supplies goods and services to a residential or working population on a frequent need or convenience basis. This district is distinguished from a central commercial district which provides general business and broad services to a city or region. Requirements for establishing land uses in the CN zoning district, including a list of the variety of permitted land uses, are shown in Section 25-5-100 to 108 of the Zoning Code.
(Planning Department Exhibit 1 - Zoning Code Requirements for Neighborhood Commercial Districts)
2. **Objective of the Request:** The applicants propose to convert the existing, single-story, 1,100-square foot single-family dwelling to accommodate an accounting business office

operated by one of the applicants, Ms. Sau-Yin Yeung. An existing paved driveway will provide access from Manono Street to designated parking areas, including an existing 2-car carport, 2 new parking stalls proposed at the front of the property and 6 new parking stalls at the rear of the property.

3. **Construction Timetable and Cost:** The applicants anticipate completing the proposed interior renovations to change the occupancy of the existing structure within about 3 years of the approval date of the Change of Zone, at an estimated cost of \$100,000.
4. **Landowners:** Jack Vanderhoff, Jr. and Sau-Yin Yeung.
5. **Supporting Information:** The applicants have submitted the attached in support of the request. **(Planning Department Exhibit 2 - Change of Zone Application dated September 10, 2024)**

STATE & COUNTY PLANS

6. **State Land Use District:** Urban.
7. **General Plan Land Use Pattern Allocation Guide (LUPAG) MAP:** Medium Density Urban (mdu). These areas include uses such as village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential - up to 35 units per acre).
8. **County Zoning:** Single-Family Residential-10,000 square feet (RS-10).
9. **Hilo Community Development Plan (CDP):** The Hilo CDP, adopted by Resolution No. 1 on May 21, 1975, identifies the area as Single-Family Residential-10,000 square feet (RS-10).
10. **Special Management Area (SMA):** The Special Management Area is a part of the Coastal Zone Management Program and regulated by the County. The subject property is not located within the Special Management Area and is situated approximately 6,000 feet from the nearest coastline.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

11. **Subject Property:** The subject, 19,500-square foot property is rectangularly shaped, level, and located at the 20-foot elevation level. The property has been developed with an existing single-family dwelling built in 1962, driveway and landscaping.
12. **Surrounding Zoning/Land Uses:** Surrounding lands are zoned Single-Family

Residential (RS-10), Double-Family Residential (RD-3.75), Multi-Family Residential (RM-1), Neighborhood Commercial (CN-10 and CN-7.5), and Limited Industrial (ML-20). Existing surrounding land uses include residential, commercial, retail, office, and industrial uses. Pursuant to Ordinance No. 24-87 and Section 25-2-42(c)(4) of HCC, a report on surrounding properties is attached to this document (**Planning Department Exhibit 3**).

13. **Flood Insurance Rate Map (FIRM):** The subject property is situated within Zone “X” on the Flood Insurance Rate Map (FIRM) by FEMA, an area determined to be outside the 500-year flood plain.
14. **Flora/Fauna Resources:** No formal flora/fauna study was submitted with the application. The applicants note the property has been extensively improved and given the development of the surrounding area, it is unlikely that there are endangered species of plants or animals on the subject property.
15. **Archaeological/Cultural/Historical Resources:** No formal archaeological or cultural studies were conducted as the subject property has been impacted by ground-disturbing activities associated with previous residential development. The subject property is not adjacent and/or proximate to the shoreline, therefore, marine life and coastal access for Native Hawaiian gathering and fishing rights is not an issue and the applicants state there are no known customary or cultural rights exercised on the subject property. Comments from the State Historic Preservation Division (SHPD) note no objection to the proposed project as no historic properties will be affected, however, the letter includes a recommended condition to protect subsurface historic resources, should they be found.
16. **Public Access:** There is no public access to the mountains or the shoreline that runs through the property.

PUBLIC UTILITIES AND SERVICES

17. **Vehicular Access/Traffic:** Access to the subject property is from Manono Street, a County-owned and maintained collector road improved with full curb, gutters, and sidewalks and an approximately 32-foot-wide pavement within a 60-foot-wide right-of-way. The applicants originally proposed to limit access to right-in, right-out movements only, due to the current traffic configuration on Manono Street, fronting the subject

property. However, according to the Department of Public Works (DPW), Engineering Division, as long as the property is limited to one access point, there is no objection to allowing full movements at the access drive. Additionally, DPW notes that new striping may be required for the middle lane divider on Manono Street and the driveway location may be restricted to the north end of the property in order to provide for a longer turn lane pocket. There was no Traffic Impact Analysis Report (TIAR) included with the application as the proposed project does not meet the 50 peak-hour trip threshold to require a TIAR. A request for comment was sent to DPW, Traffic Division, but no response has been received at the time of this writing.

18. **Water:** According to the Department of Water Supply (DWS), water is available from an existing 8-inch water line within Manono Street and the subject parcel is currently served by a 1-inch service lateral capable of accommodating a 5/8-inch meter, which is limited to an average daily usage of 400 gallons. DWS requests that the applicants submit estimated maximum daily water usage calculations for the proposed use including the total estimated daily water usage in gallons per day and the estimated peak flow in gallons per minute, including irrigation use. Upon receipt of the water usage calculations, DWS will determine the prevailing facilities charge as well as the appropriate meter-size required. Additionally, DWS notes that the proposed zoning requires the installation of a reduced pressure type backflow prevention assembly, both for the existing meter and any larger or additional meter, within 5 feet of the meter on private property, meeting with the approval of DWS, before water service can be activated. Finally, DWS notes that since the existing 8-inch waterline within Manono Street is looped, it is adequate to provide the required 2,000-gallons per minute of flow for fire protection as per DWS standards.
19. **Wastewater:** According to the applicants, the subject property is serviced by the County's sewer system with an existing connection to the sewer main located within Manono Street. Although no comments on the proposed change of zone were received by the Department of Environmental Management, any future development on the subject property will be required to continue use of the existing sewer system for wastewater disposal.
20. **Solid Waste:** The applicants state that solid waste will be handled by a commercial

hauler and disposed of at authorized landfill sites or transfer stations.

21. **Essential Utilities and Services:** Police, Fire and medical services are available nearby in Hilo. Electrical and telephone services are available to the site.

AGENCY COMMENTS

22. **Department of Health: (Planning Department Exhibit 4 – November 15, 2024 letter)**
23. **Department of Land and Natural Resources – State Historic Preservation Division: (Planning Department Exhibit 5 – December 19, 2024 letter)**
24. **Department of Public Works – Engineering Division: (Planning Department Exhibit 6 – November 29, 2024 memo)**
25. **Department of Water Supply (Planning Department Exhibit 7 – November 29, 2024 memo)**

AGENCIES – NO COMMENT/CONCERNS

26. Fire Department, Police Department.

AGENCIES – NO RESPONSE

27. Department of Land and Natural Resources – Engineering Division, Department of Land and Natural Resources – Land Division, Department of Public Works – Traffic Division, Department of Public Works – Building Division, Department of Environmental Management, Real Property Tax Office.

APPLICANT’S RESPONSE TO AGENCY COMMENTS

28. **Applicants’ Response to Multiple Agency Comments: (Planning Department Exhibit 8 – December 4, 2024 letter)**

PUBLIC COMMENTS

29. As of the date of this writing, the Planning Department has received no public comments on this application.

- (c) Plan approval shall be required for all new structures and additions to existing structures in the V district, except for construction of one single-family dwelling and any accessory buildings per lot.
 - (d) Exceptions to the regulations for the V district regarding heights, building site areas, building site average widths and yards, may be approved by the commission within a planned unit development.
- (1996, ord 96-160, sec 2; ratified April 6, 1999; am 2005, ord 05-155, sec 9; am 2015, ord 15-33, sec 4.)

Division 10. CN, Neighborhood Commercial Districts.

Section 25-5-100. Purpose and applicability.

The CN (neighborhood commercial) district applies to strategically located centers suitable for commercial activities which shall be of such size and shape as will accommodate a compact shopping center which supplies goods and services to a residential or working population on a frequent need or convenience basis. This district is distinguished from a central commercial district which provides general business and broad services to a city or region.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-101. Designation of CN districts.

Each CN (neighborhood commercial) district shall be designated by the symbol "CN" followed by a number which indicates the minimum land area, in thousands of square feet, required for each building site.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-102. Permitted uses.

- (a) The following uses shall be permitted in the CN district:
 - (1) Adult day care homes.
 - (2) Amusement and recreation facilities, indoor.
 - (3) Automobile service stations.
 - (4) Bed and breakfast establishments, as permitted under section 25-4-7.
 - (5) Boarding facilities, rooming, or lodging houses, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
 - (6) Business services.
 - (7) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
 - (8) Churches, temples and synagogues.
 - (9) Community buildings, as permitted under section 25-4-11.
 - (10) Convenience stores.
 - (11) Crematoriums, funeral homes, funeral services, and mortuaries.
 - (12) Crop production.
 - (13) Day care centers.
 - (14) Dwellings, double-family or duplex, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.

- (15) Dwellings, multiple-family, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
 - (16) Dwellings, single-family.
 - (17) Family child care homes.
 - (18) Farmers markets. When the vending activity in a farmers market involves more than just the sale of local fresh and/or raw produce, plant life, fish and local homegrown and homemade products for more than two days a week, the director, at the time of plan approval, shall restrict the hours of use, maintenance and operations and may require improvements as determined appropriate to ensure its compatibility with the existing character of the surrounding area.
 - (19) Financial institutions.
 - (20) Group living facilities.
 - (21) Home occupations, as permitted under section 25-4-13.
 - (22) Medical clinics.
 - (23) Meeting facilities.
 - (24) Model homes, as permitted under section 25-4-8.
 - (25) Museums.
 - (26) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
 - (27) Offices.
 - (28) Personal services.
 - (29) Photography studios.
 - (30) Public uses and structures, as permitted under section 25-4-11.
 - (31) Repair establishments, minor.
 - (32) Restaurants.
 - (33) Retail establishments.
 - (34) Schools.
 - (35) Short-term vacation rentals situated in the general plan resort and resort node areas.
 - (36) Telecommunication antennas, as permitted under section 25-4-12.
 - (37) Theaters.
 - (38) Utility substations as permitted under section 25-4-11.
 - (b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the CN district, provided that a use permit is issued for each use:
 - (1) Major outdoor amusement and recreation facilities.
 - (c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the CN district.
- (1996, ord 96-160, sec 2; ratified April 6, 1999; am 2012, ord 12-28, sec 12; am 2018, ord 18-114, sec 10; am 2019, ord 19-100, sec 6; am 2019, ord 19-100, secs 6 and 7; am 2020, ord 20-3, sec 1.)

Section 25-5-103. Height limit.

The height limit in the CN district shall be forty feet.
(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-104. Minimum building site area.

The minimum building site area in the CN district shall be seven thousand five hundred square feet.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-105. Minimum building site average width.

Each building site in the CN district shall have a minimum average width of sixty feet.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-106. Minimum yards.

The minimum yards in the CN district shall be as follows:

- (1) Front and rear yards, fifteen feet; and
- (2) Side yards, none, except where the adjoining building site is in an RS, RD, RM, RCX or V district. Where the side yard adjoins the side yard of a building site in an RS, RD, RM, RCX or V district, there shall be a side yard which conforms to the side yard requirements for dwelling use of the adjoining district.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-107. Landscaping of yards.

- (a) All front yards in the CN district shall be landscaped, except for necessary access drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.
- (b) Where any required side or rear yard in the CN district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2005, ord 05-155, sec 10.)

Section 25-5-108. Other regulations.

- (a) In conjunction with plan approval, the director may require the construction of a continuous eave overhanging the front property line in the CN district. The director may also require that the eave be of similar height and design in any one block of the CN district.
- (b) Plan approval shall be required for all new structures and additions to existing structures in the CN district, except for construction of one single-family dwelling and any accessory buildings per lot.

- (c) Exceptions to the regulations for the CN district regarding heights, building site areas, building site average widths and yards, may be approved by the commission within a planned unit development.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2005, ord 05-155, sec 11; am 2015, ord 15-33, sec 4.)

Division 11. CG, General Commercial Districts.

Section 25-5-110. Purpose and applicability.

- (a) The CG (general commercial) district applies to an area suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for a city or a region.
- (b) No CG district shall be established until there is a demonstrated need for such action and no two CG districts shall be established in such relationship to each other that they cannot act as one center and yet are too close together to serve two distinct regions.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-111. Designation of CG districts.

Each CG (general commercial) district shall be designated by the symbol "CG" followed by a number which indicates the minimum land area, in thousands of square feet, required for each building site.

(1996, ord 96-160, sec 2; ratified April 6, 1999.)

Section 25-5-112. Permitted uses.

- (a) The following uses shall be permitted uses in the CG district:
 - (1) Adult day care homes.
 - (2) Amusement and recreation facilities, indoor.
 - (3) Art galleries, museums.
 - (4) Art studios.
 - (5) Automobile service stations.
 - (6) Automobile sales and rentals.
 - (7) Bars, nightclubs and cabarets.
 - (8) Bed and breakfast establishments, as permitted under section 25-4-7.
 - (9) Boarding facilities, rooming, or lodging houses, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
 - (10) Broadcasting stations.
 - (11) Business services.
 - (12) Car washing, provided that if it is mechanized, sound attenuated structures or sound attenuated walls shall be erected and maintained on the property lines.
 - (13) Catering establishments.
 - (14) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.

Daryn Arai
Land Use Planning Consultant

October 12, 2024

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

Dear Director Kern:

Subject: Change of Zone Application
Applicants: Jack Vanderhoff, Jr. & Sau-Yin Yeung
Requests RS-10 to CN-10 to allow for conversion of an existing single family dwelling
into an accounting business office and its related improvements
TMK: 2-2-036: 113; Waiakea Houselots, 1st Series, Waiākea, South Hilo

Accompanying this letter, we present for your consideration and processing before the Windward Planning Commission and Hawai'i County Council the request by Jack Vanderhoff, Jr. and his wife, Sau-Yin Yeung for a change of zone affecting 19,500-square feet of land to the Neighborhood Commercial -10,000 square feet minimum lot size (CN-10) zoning district. The subject property is located in the City of Hilo, within the Waiakea Houselots 1st Series, along the western (mauka) side of Manono Street, approximately 95 feet north of its intersection with Leilani Street.

Pursuant to your application requirements to be filed via the EPIC system, please find accompanying this letter the following:

- a. Original of the completed Change of Zone application form, questionnaire, and County environmental report that includes a location map and site plan;
- b. Description of the subject property in map and written form by metes & bounds as prepared by a licensed surveyor; and
- c. List of the surrounding property owners within 300 feet of the Project Site.

Should you have questions on this matter, please feel free to contact me. Thank you very much.

Sincerely,



Daryn Arai
Land Use Planning Consultant

Enclosures

copy via email: Jack Vanderhoff, Jr. & Sau-Yin Yeung, Applicants



CHANGE OF ZONE APPLICATION

Applicants: Jack Vanderhoff, Jr. & Sau-Yin Yeung

**Request: Change of Zone from RS-10 to CN-10 in support
of proposed commercial office and related improvements**

Tax Map Key (3) 2-2-036:113
Waiakea Houselots, 1st Series, Waiākea, South Hilo District
Hawai'i Island

Prepared by: Daryn Arai, Planning Consultant
October 2024

CHANGE OF ZONE APPLICATION

COUNTY OF HAWAII PLANNING DEPARTMENT (Type or legibly print the requested information)

APPLICANT: Jack Vanderhoof, Jr. and Sau-Yin Yeung

APPLICANT'S SIGNATURE: (see authorization letter) DATE: September 10, 2024

ADDRESS: 16 Railroad Avenue, Apt A

Hilo, HI 96720

LIST APPLICANT'S INTEREST IF NOT OWNER: _____

LIST PRINCIPAL(S) INCLUDING NAMES OF MAIN OFFICERS: _____

PHONE:(Bus.) (808) 935-5433 (Res.) _____ (Fax) cyeung@saveontaxes.com

LANDOWNER(S): Jack Vanderhoff, Jr. and Sau-Yin Yeung

LANDOWNER SIGNATURE(S): (see authorization letter) DATE: September 10, 2024

LANDOWNER(S) ADDRESS: 16 Railroad Avenue, Apt A
(May be by letter)

Hilo, HI 96720

REQUEST: Single Family Residential (RS-10) TO Neighborhood Commercial (CN-10)

TAX MAP KEY: (3) 2 - 2 - 036 : 113
(Existing zoning) (Proposed Zoning)

STREET ADDRESS OF PROPERTY: 900 Manono Street

Hilo, HI 96720

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: 19,500 square feet

AGENT: Daryn Arai

ADDRESS: PO Box 4501

Hilo, Hawaii 96720

email: Daryn.Arai@outlook.com

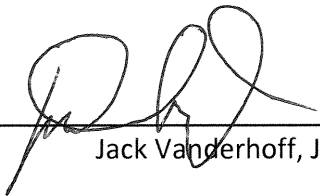
TELEPHONE:(Bus.) (808) 895-3218 (Res.) _____ (Fax) _____

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

ORIGINAL: Applicant COPIES: Agent

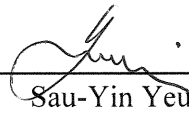
TO WHOM IT MAY CONCERN:

The undersigned below are the owners of that 19,500 square-foot property identified as TMK: 2-2-036:113 (Lot 14-A) and situated at 900 Manono Street in the City of Hilo. As owners of the subject property, we hereby authorize the filing of a Change of Zone application to rezone said property into the Neighborhood Commercial-10,000 square feet minimum lot size (CN-10) zoning district in order to facilitate the renovation of an existing single-family dwelling into an accounting business office. By this letter, we also authorize Daryn Arai, Land Use Planning Consultant, to assist us with the filing and processing of this application before the County of Hawai'i.



Jack Vanderhoff, Jr.

September 10, 2024
Date



Sau-Yin Yeung

September 10, 2024
Date

ATTACHMENT

Commercial, RM, Resort & Industrial

PLANNING DEPARTMENT
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approve change of zone?

No

If yes, please answer the rest of question 1 and then to question 3

- a. How many acres of the requested area do you intend to subdivide? _____
- b. Into what lot sizes? _____
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? _____

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

- a. Sell or lease the land to someone who has firm plans? _____
- b. Sell or lease the land to someone who has tentative plans? _____
- c. Sell or lese the land to someone who has no plans? _____
- d. Keep it? _____
- e. other (please state) _____

No

No

No

Yes

- f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

N/A

3. What specific building plans do you have for the subject land? Include in your answer the following: type of building (apartment, office, launderette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

Conversion of existing single-family dwelling into a commercial office to accommodate a proposed accounting business. Initial concept to renovate dwelling into commercial offices with no expansion beyond existing footprint. On-site paved parking to be provided.

4. Have you performed any study which would demonstrate a need for Your proposed building and/or development?

No

If so, please elaborate on your findings in the space provided Below.

No need study was conducted as the request is to support the Applicant's current accounting business. Applicant has been searching for the right property for quite some time, until they came across this residential property that is situated less than a mile from their current business office.

5. Have you performed any study which discusses the Environmental impacts your request would have on the surrounding area and/or the County? Yes

If so, please elaborate on your findings in the space provided below.

Environmental report is included as part of change of zone application, which finds that the proposed request will not result in a significant adverse effect upon the surrounding community or public facilities or services.

6. Are there any buildings on the subject area? Yes

If so, what kind?

1 story, 2 bedroom and 1 bath single family dwelling with two-car carport.

What do you intend to do with those buildings if your request is approved?

Renovation of existing dwelling to accommodate the proposed accounting business office.
On-site parking to be provided.

7. Is the subject land currently being used for any agricultural activity? No

If so, please list the kinds of products grown on and
How many square feet or acres of land per product?

8. To your knowledge, has there been any flooding and/or drainage problem on the subject area?

No

If so, please describe the problem.

9. Do you think that the roads leading to the subject area needs improvement?

No

If so, what kind?

Is the road adequate for the proposed traffic volume or bad?

Yes

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	No
a. Schools	<u> </u>	<u> X </u>
b. Roads	<u> </u>	<u> X </u>
c. Sewer	<u> </u>	<u> X </u>
d. Drainage	<u> </u>	<u> X </u>
e. Police Protection	<u> </u>	<u> X </u>
f. Fire Protection	<u> </u>	<u> X </u>
g. Recreational Facilities	<u> </u>	<u> X </u>
h. Other	<u> </u>	

For those checked "yes", please elaborate what type or kinds of improvements and/or assistance is needed.

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11. Have you performed any historic sites study and/or survey of the subject area? If so, what were the results? Please, also, submit a copy of the study together with this change of zone supplement.

No historic study was conducted due to the extensively improved property as a residential homesite with extensive landscaping.

Signature: (see authorization letter)
Address: 16 Railroad Avenue, Ste A, Hilo 96720
Telephone: (808) 935-5433
Date: September 10, 2024

LIST OF SURROUNDING PROPERTY OWNERS			
TAX MAP KEY	LANDOWNER	STREET ADDRESS	CITY/STATE/COUNTRY
220270210000	WAGNER,PEARY G	31 PILIALOHA ST	HILO HI 96720 1897
220270220000	NAKO,GAYLENE N TRST	556 LITTLE AVE	GRIDLEY CA 95948 9515
220270220000	KINDER,EMILY, DECEASED		
220270220000	MANNING,ALICE		
220270220000	KUANONI,GLADYS		
220270360000	DURKAN,MONALISA BALICOCO	955 MILILANI ST	HILO HI 96720 4352
220270370000	SEWELL,RONALD D/VALERIE T TRST	PO BOX 157	CIRCLEVILLE UT 84723 0157
220270370000	MEYERS-BAYSA,HELENE MAILE TRST / C/O SPEARS,TONI	4657 W KINGS AVE	GLENDALE AZ 85306 1527
220270370000	SEWELL,VALERIE	948 MANONO ST	HILO HI 96720 4471
220270380000	ISHII,JAMES	1146 MILILANI ST	HILO HI 96720 5050
220270380000	ISHII,ALYN		
220270380000	ISHII,BEN ETSUMI	527 PULOKU ST	HILO HI 96720 6048
220270380000	ISHII,NORI ANN		
220270510000	AH LO,KENNETH A/MARLENE M TTEES	975 MILILANI ST APT B	HILO HI 96720 6422
220270560000	AGUIAR,CINDY KUIIPO	141 KAIEIE PL	HILO HI 96720 5206
220270900000	MIYAZONO,LAVERNE Y	536 LEILANI ST	HILO HI 96720 4310
220300120000	B P BISHOP ESTATE / KAMEHAMEHA SCHOOLS/COMMERCIAL ASSETS DIVISION	567 SOUTH KING STREET STE 20	HONOLULU HI 96813 3079
220300140000	B P BISHOP TRUST ESTATE / KAMEHAMEHA SCHOOLS	PO BOX 3466	HONOLULU HI 96801 3466
220300140000	TANAKA,LEONARD S & SUELLEN M	1390 KENEDI PL	HILO HI 96720 3469
220300140000	T & T ELECTRIC INC		
220360010000	KANESHIRO,FUMIKO TRST	525 LEILANI ST	HILO HI 96720 4380
220360020000	CARROLL,JAMES/PATRICIA LIV TRST	733 N GRANADOS	SOLANA BEACH CA 92075 1220
220360030000	VANA,PETER TRST	756 KEKUANAOA ST	HILO HI 96720 4598
220360040000	KANDA,RUSSELL K	861 MILILANI ST	HILO HI 96720 4330
220360050000	KULEANA PA'A LLC	PO BOX 5383	HILO HI 96720 8383
220360130000	SMITH,WESLEY L - DEC'D	844A MANONO ST	HILO HI 96720 4459
220360130000	SMITH,DARYL L / ATTN:AGUILAR,DARYL L K	4292 MONHEGAN WAY	MATHER CA 95655 3018
220360130000	SMITH,FLORA S - DEC'D / C/O SMITH,FRANCIS E	60 PANAWEA ST	HILO HI 96720 3833
220360140000	AMADOR,ROBIN L	PO BOX 87	KURTISTOWN HI 96760 0087
220360140000	KAAUMOANA,HANSEL K SR	864 MANONO ST APT B	HILO HI 96720 4880
220360140000	KAAUMOANA,AYSIA K		
220360150000	ESTRADA,RICHARD C	876 MANONO ST	HILO HI 96720 4459
220360150000	ESTRADA,LIANNA M		
220360160000	MUROTA,LYNN E	637 HEAHEA ST	HILO HI 96720 5537
220360160000	MUROTA,KRISTEN M		
220360180000	HINES,EILEEN D	PO BOX 10714	HONOLULU HI 96816 0714
220360190000	KAMAKA,CLIFFORD	1023 MALAIHI RD	WAILUKU HI 96793 8705
220360190000	CHEE,BERNICE K	2045 OSWALD ST	HONOLULU HI 96816 2009
220360190000	KALAMA,RUBY A K		
220360190000	SANTIAGO,FREIDA M K	PO BOX 61	HAUULA HI 96717 0061

220360190000	COLBURN,NEEIA		
220360190000	NAMAHOE,GEORGE		
220360190000	NAMAHOE,JOHN K SR		
220360190000	NAMAHOE,VERONICA		
220360190000	NAMAHOE,MARIA M		
220360190000	NAMAHOE,CHARLES JR		
220360190000	HALE,EDWARD A K TR	337 AUWAIOLIMU ST	HONOLULU HI 96813 1707
220360200000	YANG,WENJING	879 MANONO ST APT B	HILO HI 96720 4472
220360210000	KAAUMOANA,BELDEN CLIFFORD JR	433 KAHIKINI ST	HILO HI 96720 6005
220360210000	RODRIGUES,LYNETTE L TRST	1084 MILILANI ST	HILO HI 96720 4351
220360220000	NGUYEN,KING NGOC	839 MANONO ST	HILO HI 96720 4464
220360220000	MAI,BICH-PHUONG NGUYEN MAI		
220360300000	LEE,MICHAEL EDWARD	656 HINANO ST	HILO HI 96720 4427
220360310000	ZHU,SHA	11293 PALMER LN	TWINSBURG OH 44087 2620
220360320000	RUTKOWSKI,MICHAEL KEONE	2130 KALANIANAOLE AVE	HILO HI 96720 4924
220360320000	YOU'VE GOT A FRIEND MINISTRIES HI INC	188 KAMEHAMEHA AVE	HILO HI 96720 2834
220360330000	VILLANUEVA,RUBEN A	686 HINANO ST	HILO HI 96720 4427
220360330000	VILLANUEVA,SUSAN LEILANI		
220360810000	KAAIHUE,HENRY K JR	969 MANONO ST	HILO HI 96720 4466
220360810000	BELL-KAAIHUE,JAMIE D K		
220360820000	MEISTRELL,KATHLEEN	610 LEILANI ST	HILO HI 96720 4419
220361090000	RODRIGUES,LYNETTE L TR	1084 MILILANI ST	HILO HI 96720 4351
220361130000	VANDERHOFF,JACK JR	1451 KOMOHANA ST	HILO HI 96720 3125
220361130000	YEUNG,SAU-YIN		
220361320000	WALICKI ENERGY LLC / ATTN: WALICKI,STEVE	2578 KAIWIKI RD	HILO HI 96720 9726
220361390000	SMITH,ZACHARY/JESSIE TR	844 MANONO ST	HILO HI 96720 4459
220361510000	B-II EDUCATIONAL,TRST / C/O BRILHANTE,WILLIAM JR TTEE	1342 KILAUEA AVE	HILO HI 96720 4292
220361570000	MILILANI OHANA LLC	PO BOX 5383	HILO HI 96720 8383
220361600000	KDNA LLC	PO BOX 237	VOLCANO HI 96785 0237

DESCRIPTION

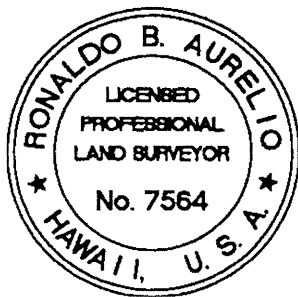
LOT 14-A

Being a portion of **Lot 14**, Block 26 of Waiakea House Lots, 1st Series
Being also a portion of Grant 8727 to Jose P. Amaral

Situate at Waiakea, South Hilo, Island of Hawai‘i, Hawai‘i.

Beginning at the Northeast corner of this parcel of land and Southeast corner of Lot 12-A and on the West side of Manono Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station “HALAI”, being 2,403.00 feet South and 9,083 feet East, thence running by azimuths measured clockwise from true South:

1. 0° 00’ 100.00 feet along the West side of Manono Street;
2. 90° 00’ 195.00 feet along Lot 16-A and 16-B, being portions of Lot 16, Block 26 of Waiakea House Lots, 1st Series and Grant 8678 to Esther Kahawai;
3. 180° 00’ 100.00 feet along Lot 13, Block 26 of Waiakea House Lots, 1st Series, Grant 8704 to Sanuske Onishi;
4. 270° 00’ 195.00 feet along Lot 12-A, being portions of Lot 12, Block 26 of Waiakea House Lots, 1st Series and Grant 8703 to Herman N. Kamai to the point of beginning and containing an area of 19,500 square feet, more or less.



Description Prepared By:

A handwritten signature in black ink that reads "Ronaldo B. Aurelio".

RONALDO B. AURELIO

Licensed Professional Land Surveyor

Certificate Number 7564

Expires April 30, 2026

Hilo, Hawai‘i, May 28, 2024

Tax Map Key: 3rd Div. 2-2-036: 113

LOT 11
TMK: 2-2-036: 003
Grant 8870 to Haro Nakao

LOT 13
TMK: 2-2-036: 002
Grant 8704 to Sanuske Onishi

LOT 15
TMK: 2-2-036: 001
Grant 8705 to Takichi Homma

LOT 12-A
TMK: 2-2-036: 015
Grant 8703 to Herman N. Kamai

LOT 14-A
A = 19,500 SQ. FT.

LOT 16-B
TMK: 2-2-036: 132
Grant 8703 to Herman N. Kamai

LOT 16-A
TMK: 2-2-036: 016

MANONO STREET

0° 00' → 100.00

2,403.00 S
9,083.00 E
"HALA" Δ

270° 00' → 195.00

270° 00' → 195.00

WAIKAEHA HOUSE LOTS, 1ST SERIES

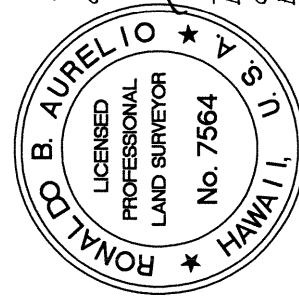
TRUE NORTH
SCALE: 1 IN. = 40'

MAP SHOWING

LOT 14-A

BEING A PORTION OF LOT 14, BLOCK 26 OF
WAIKAEHA HOUSE LOTS, 1ST SERIES

BEING ALSO A PORTION OF GRANT 8727 TO JOSE P. AMARAL
SITUATE AT WAIKAEHA, SOUTH HILO, ISLAND OF HAWAII, HAWAII
TAX MAP KEY 3RD DIV. 2-2-036: 113



This work was prepared by me
or under my direct supervision.

Ronald B. Aurelio
Licensed Professional Land Surveyor
Certificate Number 7564
Expires April 30, 2026

MAY 28, 2024



ENVIRONMENTAL REPORT

Applicants: Jack Vanderhoff, Jr. & Sau-Yin Yeung

**Request: Change of Zone from RS-10 to CN-10 in support
of proposed commercial office and related
improvements**

Tax Map Key (3) 2-2-036:113
Waiakea Houselots, 1st Series, Waiākea, South Hilo District
Hawai'i Island

Prepared by: Daryn Arai, Planning Consultant
October 2024

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**COUNTY ENVIRONMENTAL REPORT
IN SUPPORT OF CHANGE OF ZONE APPLICATION FOR
JACK VANDERHOFF, Jr. & SAU-YIN YEUNG**

Affecting Tax Map Key: (3) 2-2-036: 113; Waiakea Houselots, 1st Series, Waiākea, South Hilo

A. PURPOSE OF REQUEST

1. Applicant's Request

Jack Vanderhoff, Jr. and Sau-Yin Yeung, hereinafter collectively referred to as “Applicants”, are requesting a change of zone for 19,500 square feet of land from its current Single Family Residential-10,000 square feet minimum lot size (RS-10) to a Neighborhood Commercial-10,000 square feet minimum lot size (CN-10) zoning district in order to allow for the conversion of an existing single-family dwelling into a commercial office that will accommodate the accounting business operated by Ms. Yeung, who is one of the Applicants. Mr. Vanderhoff, Jr. is the husband of Ms. Yeung, and who will be coordinating most of the proposed renovation work to convert the existing single-family dwelling into a commercial office space that will accommodate the proposed accounting business.

2. Location of Property

The subject property is located within the City of Hilo, within a portion of Waiakea Houselots, 1st Series and situated along the western (mauka) side of Manono Street, approximately 95 feet north from its intersection with Leilani Street, and identified as TMK: 2-2-036: 113 (refer to Figure 1 - Location Map and Figure 2 - Tax Map below).

3. Statement of Objectives and reasons for the request

The purpose for the requested change of zone is to allow for the conversion of an existing one-story, 1,100 square-foot, two bedroom and one bath single-family dwelling into a commercial office complex that will host the accounting business of Ms. Yeung. According to Ms. Yeung, she has been looking for a permanent location for her accounting business office ever since she took over the company from her former employer a few years ago. Her current business office, which is under a lease, is located along Railroad Avenue near Leilani Street, within an area designated for limited

industrial uses. She encountered much difficulty in finding existing commercially-zoned property close to the commercial/urban area of Hilo until the subject Manono Street property was listed for sale. Her current business office is 1,095 square feet in size, so the existing single-family dwelling on subject property is practically identical in size and very close to her current business location along Railroad Avenue which means that this new proposed office location will make it very convenient for her existing clients.

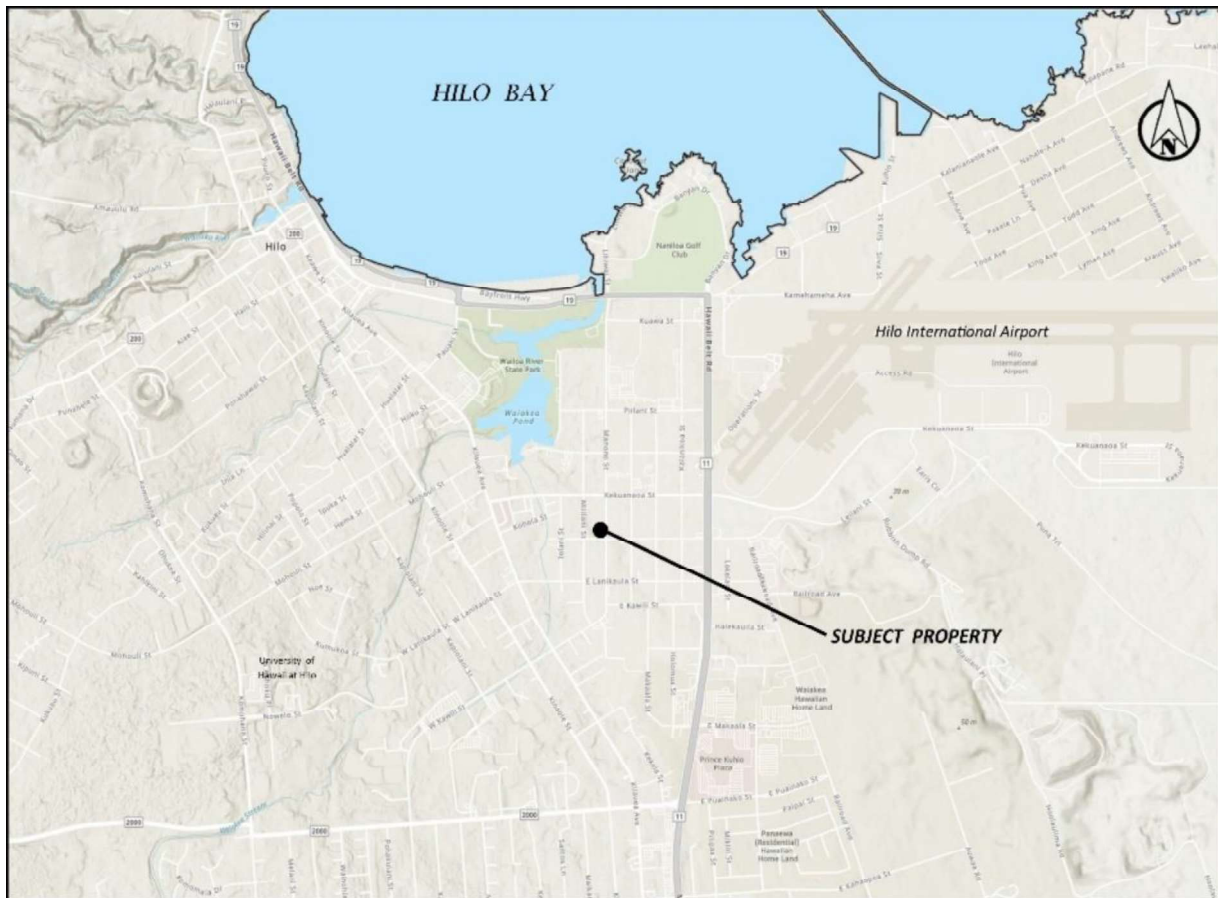


Figure 1 - Location Map

Figure 2 - Tax Map

4. Proposed Project Details (see Figure 3 –Site Plan)

a. Proposed Renovation

- 1) The existing one-story, 2-bedroom, 1 bath single-family dwelling, constructed in 1962 and consisting of 1,100 square feet in gross floor area, will be renovated to accommodate the proposed account business office. As the size of the existing dwelling is about the same size of the Applicants' current business office on Railroad Avenue, the renovated dwelling should provide adequate accommodations for the accounting business in the near term.
- 2) There is an existing paved access driveway from Manono Street to an existing 2-car carport, which will likely accommodate a van-accessible stall. The Applicants intend to provide two (2) parking stalls within the front portion of the subject property for clients, as well as an additional six (6) stalls in the rear for the Applicants and their employees.
- 3) Due to the current traffic configuration along Manono Street, the Applicant understands that ingress and egress from the subject property will likely be limited to right-in and right-out movements only. Due to the low number of client visits and no reliance on drop-in business, this restricted movement will not have a significant adverse effect upon the Applicants accounting business operations.
- 4) The existing single-family dwelling is serviced by a single 5/8-inch water meter located along Manono Street, which the Applicant believes is sufficient to service the needs of the accounting business office.
- 5) Similarly, the single-family dwelling is serviced by the County's sewer system via an existing connection with a sewer main located within Manono Street fronting the subject property.
- 6) As necessary, the Applicant will comply with appropriate landscaping elements along the perimeter boundaries in accordance with Planning Department Rule No. 17.

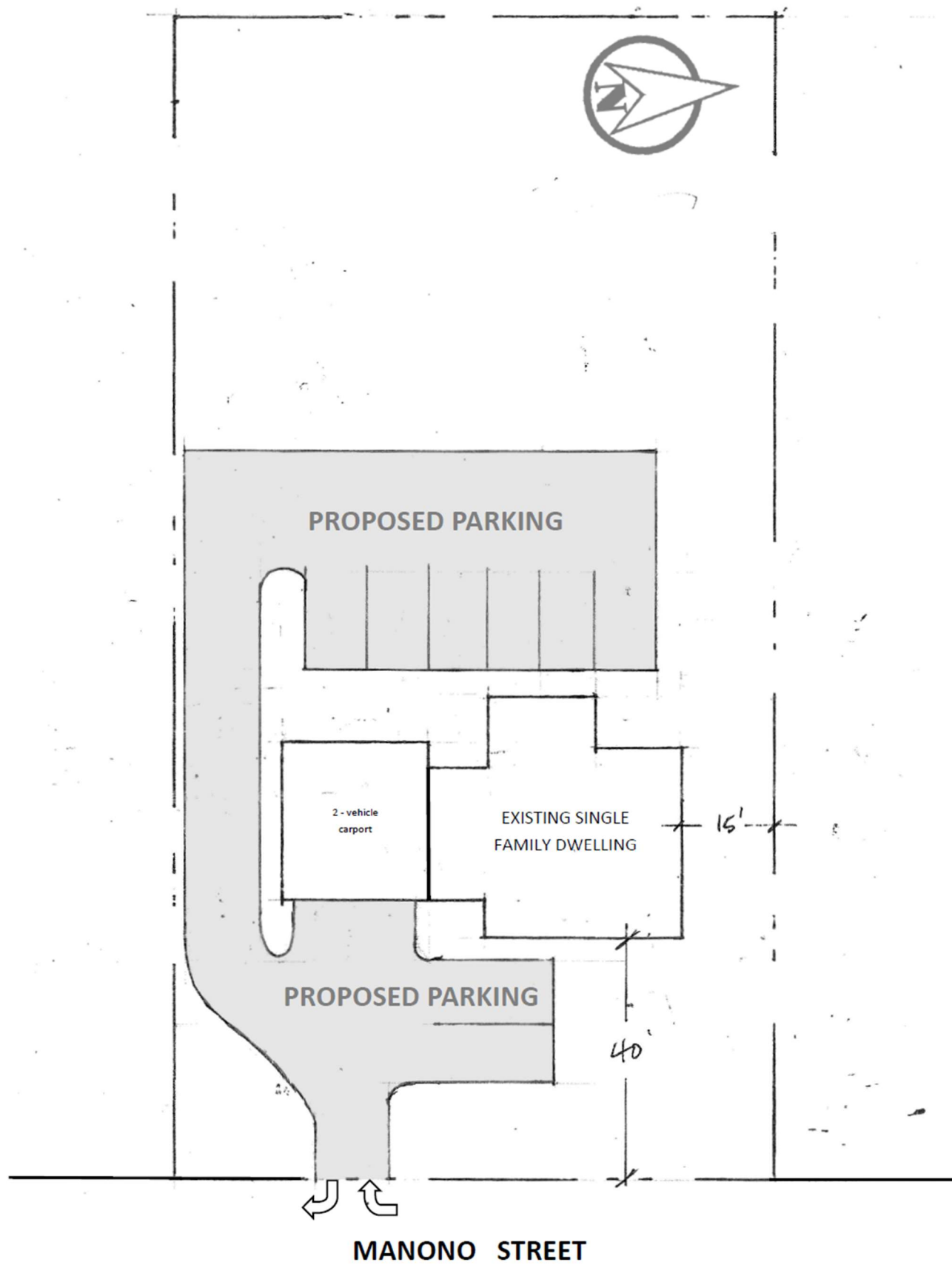


Figure 3 - Site Plan

b. Operational details:

- 1) The company has 4.5 employees not including the Applicants.
- 2) The single part-time employee only works every other Sunday to run the company's payroll. The rest of the employees work from Monday to Friday, 8:00 am to 5:00 pm.
- 3) The Applicants extend their office hours during the tax season, which extends from February through April or May of each year. During the tax season, normal business hours are extended to include Saturdays.
- 4) The Applicants, as part of their account business, provides bookkeeping, tax and financial statement preparation, and payroll services.
- 5) None of the client work require travelling by employees. Client visits during most of the year are approximately 2 to 5 client visits per day. During the tax season, client visits will increase to anywhere between 2 to 10 clients visits per day.

5. Timeframe and cost

Upon approval of the change of zone request, the Applicant anticipates that it will take about 3 years to complete the interior renovations to change the occupancy of the existing structure to a commercial business office. Associated cost with this renovation work and utility upgrades will be in the neighborhood of \$100,000, more or less.

B. LAND USE AND OTHER REGULATORY CONSIDERATIONS

6. State Land Use Designation: Urban

The subject property, as well as the entire City of Hilo, are situated within the State Land Use Urban District. Therefore, no State Land Use District boundary amendment is necessary to accommodate the requested CN-10 zoning.

7. General Plan Land Use Pattern Allocation Guide (LUPAG) Map: Medium Density

The County of Hawai'i General Plan is the policy document for the long-range comprehensive development of the island of Hawai'i. The General Plan Land Use Pattern Allocation Guide (LUPAG) map classifies the subject property and immediately surrounding area for Medium Density Urban uses according to the County's Geographic

Information System (GIS), which allows for village and neighborhood commercial activities, and single family and multiple family residential use and related functions with a maximum multiple family residential unit density of 35 units per acre). (see [Figure 4-General Plan LUPAG Map](#))

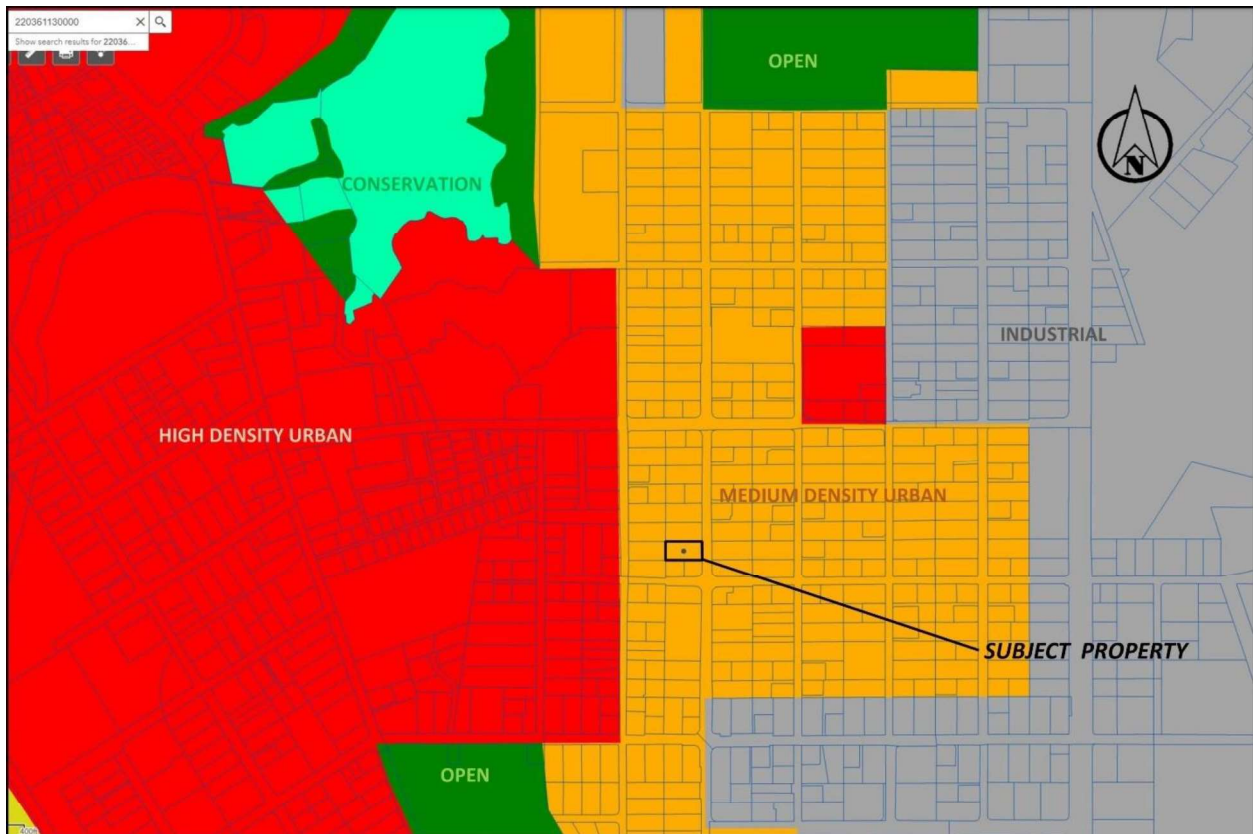


Figure 4 – General Plan LUPAG Map

8. Current County Zoning: Single Family Residential-10,000sf minimum lot size (RS-10)

The Single Family Residential (RS) zoning district provides for lower or low and medium density residential use, for urban and suburban family life. It applies to areas having facilities, and to carry out the above stated purpose. (see [Figure 5 - Current Area Zoning](#)).

The concurrency provision of Section 25-2-46 of the Hawai'i County Zoning Code establishes standards for roads, water supply, and civil defense sirens that must be met and/or addressed as part of all rezoning applications. Suffice to say, the request is

consistent with these standards and will be discussed in detail relative to the water, traffic, and public safety portions of this report.

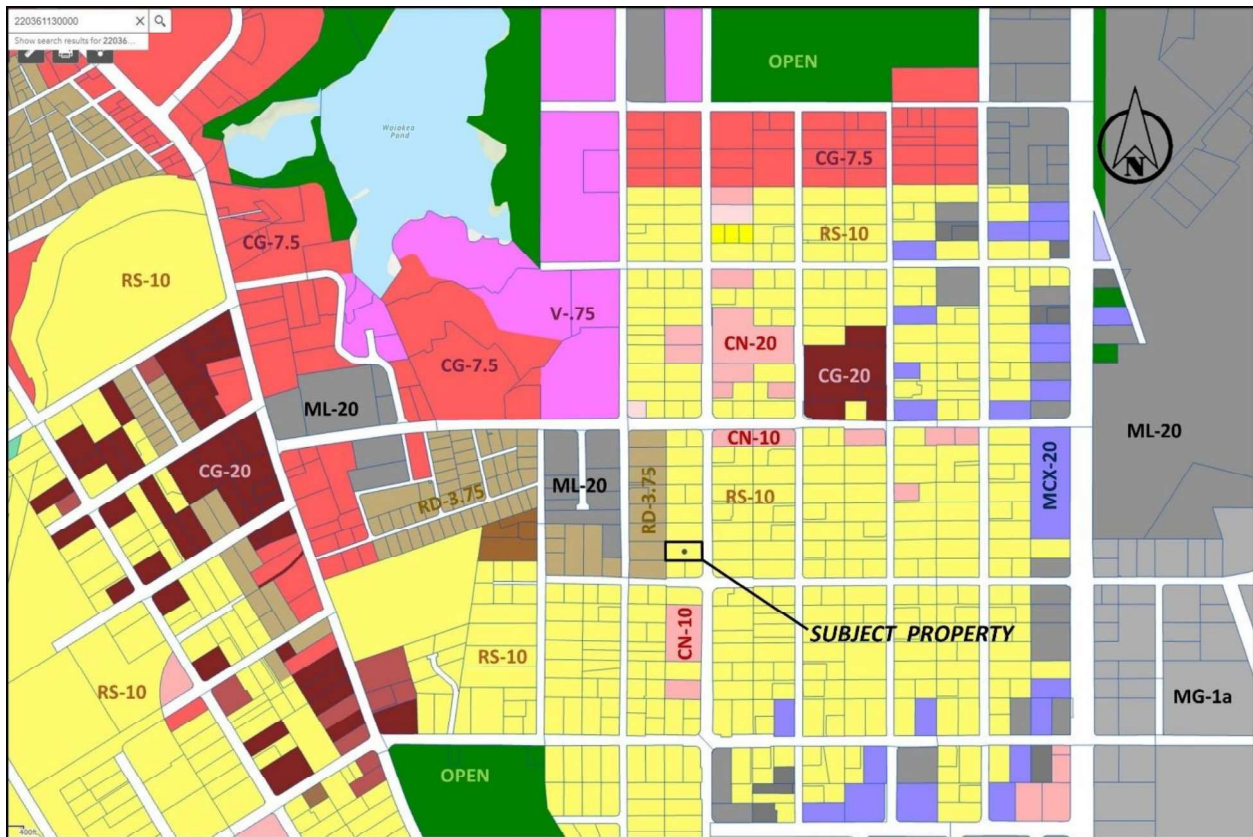


Figure 5 – Current Area Zoning

9. Coastal Zone Management, HRS, Chapter 205A

The entire State of Hawai‘i lies within the Coastal Zone Management area. The intent of the Coastal Zone Management Program is to guide and regulate public and private uses in the coastal zone management area with respect to recreational resources, historic resources, public access to the shoreline, scenic and open space resources, coastal ecosystems, marine resources, economic uses, coastal hazards, managing development, public participation, and beach protection.

10. Special Management Area (SMA)

The Special Management Area (SMA) is a part of the Coastal Zone Management Program that is regulated by the County, established to promote the State’s policy to

preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai'i. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options, and to ensure that adequate public access is provided to public-owned or used beaches, recreation areas, and natural reserves, by dedication or other means. The subject property is not situated within the SMA and is located at least 700 feet to the south from the nearest SMA boundary situated near Waiākea Pond and the Wailoa State Park complex.

C. DESCRIPTION OF PROPERTY AND SURROUNDING AREA

11. Subject Property

The subject property is rectangular in shape, with a Manono Street frontage of 100 feet and a depth of 195 feet, totaling 19,500 square feet in size and fully improved with an existing single-family dwelling and an extensive landscape area, primarily maintained as a lawn. The subject property has a very level topography. (see [Figure 6 - Aerial Site Map](#))



Figure 6 – Aerial Site Map

12. Surrounding Zoning/Land Uses

The subject property is located within a portion of the Waiakea House Lots, 1st Series, and along the west side of Manono Street which is primarily comprised of a single family residential homes along Manono Street, with a mix of single- and double-family residential uses along the Mililani Street frontage along the back yard of the subject property. Most of the surrounding lots along this section of Manono Street maintain an RS-10 zoning designation, while the Mililani Street lots are zoned Double-Family Residential-3,750 square feet per unit (RD-3.75). There are CN-zoned parcels in close proximity to the subject property, situated along Manono Street to the north at its intersection with Kekuanaoa Street and to the south at mid-block between Leilani and East Lanikaula Streets.

13. US Soil Survey: Opihikau Urban Land Complex, 2-20 percent slopes (640)

These soils consist of well-drained, thin organic soils over pahoehoe lava bedrock. Permeability is rapid, runoff is slow, and the erosion hazard is slight. These soils are generally used for pasture or contained in native forests.

14. FIRM

Zone "X" - determined to be outside the 500-year flood plain. There are no known existing drainageways that traverse through the subject property.

15. Flora/Fauna Resources

No professional flora or faunal surveys were conducted of the subject property due to the extensively improved nature as a homesite that has been extensively landscaped. No endangered species of plants or animals have been observed or known to inhabit the subject property.

16. Archaeological Resources

No archaeological features are known to exist on the subject property due to the extensively improved nature as a homesite. While not anticipated as part of this change of zone request, should any grading work be necessary, the State Historic Preservation Division will be notified and all work shall immediately cease upon inadvertent discovery of any archaeological feature.

17. Cultural or Native Gathering Rights

According to the Applicant, there are no known customary or Native Hawaiian cultural rights exercised within the subject property due to its historical use as a single-family residential homesite.

18. Public Access

There is no record of a designated public access to the shoreline or mountain areas that traverses the subject property.

D. PUBLIC UTILITIES AND SERVICES

19. Access:

Access to the subject property is from Manono Street, a two-lane County-maintained roadway with a approximately 32-foot wide paved travel way and full sidewalks within an approximately 60-foot wide right-of-way. Fronting the subject property is a left-turn storage land to facilitate southbound left turn movements onto Leilani Street. This configuration would prohibit northbound left turn movements from Manono Street into the subject property. The Applicant is aware of this restriction that will only allow for right-in and right-out turning movements from the subject property onto Manono Street.

20. Traffic:

Section 25-2-46(d)(1) of the concurrency provision requires a Traffic Impact Analysis Report (TIAR) as part of any rezoning application in situations where the projected use can generate 50 or more peak hour trips. Given the small scale and scope of the project limited to a proposed commercial business office of up to 6 employees at any given time, a TIAR was not performed as the project does not invoke the County's concurrency requirements. Given the infrequent client visits and limited vehicular movements to and from the subject property, on a typical day around 6 vehicle trips during peak morning and evening traffic hours, the Applicants do not anticipate any significant adverse impacts upon traffic capacity along Manono Street or any nearby roadways or intersections. As previously mentioned, ingress and egress to the subject property will be limited to right-in and right-out movements only.

21. Water

County water is currently servicing the existing single-family dwelling via an existing 5/8-inch water meter. No further units of water are necessary to support the proposed business office use.

22. Wastewater

The subject property is serviced by the County's sewer system, via a sewer line located within Manono Street. The proposed accounting business office will continue to utilize this existing sewer connection.

23. Solid Waste

Solid waste will be handled through commercial haulers or disposal by the landowner into the Hilo Landfill transfer station located nearby. Any construction-related material generated by renovation activities will be properly disposed at the Pu'uuanahulu landfill in West Hawaii or recycled at appropriate recycling facilities.

24. Essential Utilities and Services

Other utilities, such as electrical, cable and telephone services, are available to the subject property and currently supporting the existing single-family dwelling. Being located within the City of Hilo, the subject property is adequately serviced by various utility services.

25. Public Safety

The subject property, being located within the City of Hilo, is adequately serviced by existing public safety facilities, such as Central Fire Station on Kinoole Street or Fire Station No. 2 on Keea Street, both located about 1.7 miles away. The main Police Department located about 1.5 miles away. The County's concurrency requirements regarding civil defense sirens do not apply to the project as it is not proposing commercial or industrial activities equal to or greater than 35,000 square feet of gross floor area or introducing more than 24 residential units [Section 25-2-46(o), Hawai'i County Code].

Hilo Medical Center is located about 3 miles from the subject property, as well as a nearby urgent care facility a few blocks away.

E. FINDINGS IN SUPPORT OF CHANGE OF ZONE REQUEST

26. HAWAI‘I COUNTY GENERAL PLAN

In order to consider an area for any type of zoning designation, the applicable goals, policies and standards of the General Plan must be adequately addressed. It is only through a comprehensive policy analysis approach that evaluations and decisions can be made to better time or stage developments to achieve quality growth. The implications of these evaluations and decisions must also be considered as they may have an impact on other similar areas in the County.

Land use is one of the principal focal points of public concern and policy. The Land Use Element of the General Plan provides the primary basis for direct control and guidance of publicly and privately owned resources. It is also intended to be used as a policy guide for the coordinated growth and development of all sectors of the County. It sets forth goals, policies, standards and courses of action to accommodate growth without congestion, to designate and preserve the lands needed for residential use, commercial and visitor services, industry, agriculture and open space, and to coordinate these uses with the County's service and circulation systems. The overall Land Use goals, policies and standards are set forth to physically plan the lands in the County in the best interest of the island's residents.

In addition to its goals, policies and standards, the General Plan also includes the Land Use Pattern Allocation Guide (LUPAG) Map, which is a graphic representation of the document's goals and policies to guide the coordinated growth and development of all sectors of the County by presenting a graphic depiction of the physical relationship among the various land uses. The LUPAG Map establishes the basic urban and non-urban form for areas within the County.

The subject property is designated for Medium Density Urban uses which typically consist of village and neighborhood commercial activities, and single family and multiple family residential use and related functions with a maximum multiple family residential unit density of 35 units per acre. Most of the properties along this section of Manono Street within immediately proximity to the subject property are currently maintained for single family residential purposes. However, properties along the rear of

the property along Mililani Street have multiple dwellings, representing a higher residential density than properties along Manono Street. Regardless, there is a specific course of action within the General Plan that specifies that *“Within the Waiakea Houselots ‘medium density’ area, commercial development shall be focused on the major streets---Kekuanaoa, Piilani, Manono, and Lanikaula, while the interior blocks should be zoned primarily for single- and multifamily residential use.”* As the subject property is situated along Manono Street within the Waiakea House Lots, the requested Commercial (CN) zoning is an appropriate land use pattern within this area.

27. PUBLIC SERVICES AND UTILITIES

Access to the subject property is provided by Manono Street, a County-maintained roadway having a pavement width of approximately 32 feet with curbs, gutters and sidewalks, all within a 60-foot wide right-of-way. Within the subject property is an existing driveway that will be widened to provide for two-way ingress and egress, which will be restricted to right-in and right-out movements only due to a southbound left turn storage lane on Manono Street. Such restrictive movements to and out of the subject property will not be detrimental to the proposed accounting business office due to the limited amount of client visits as well as such use not being dependent upon capturing drive-by business, such as retail activities.

County water is currently servicing the existing single-family dwelling on the subject property. No additional water service beyond the existing 5/8-inch water meter is anticipated to accommodate the proposed accounting business office. Wastewater is currently being accommodated by an existing sewer connection with the County’s sewerage system.

As the property is very flat and extensively improved for single-family residential use and landscaping. There are no severe geological or topographical problems within the subject property that would render the land unusable for its intended purposes. According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the subject area is within Zone X, an area determined to

be outside the 500-year flood plain. The subject property is also located outside of any coastal flooding zone or tsunami evacuation area.

Therefore, for the reasons stated above, approval of this change of zone request will conform to the following goals, policies and standards of the Land Use Element of the General Plan:

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural and physical environments of the County.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
- Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
- Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.
- Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.

28. COASTAL ZONE MANAGEMENT

This change of zone request is not contrary to Chapter 205A, Hawai‘i Revised Statutes, relating to Coastal Zone Management. The subject property is not situated within the SMA, being located at least 700 feet from any lands that are situated within the SMA. For this reason, the subject property is not subject to any coastal hazard nor anticipate to have any adverse impact upon coastal resources. There is no record of a designated public access that traverses the property. As the site has been previously cleared and completely developed as a residential homesite, it is not anticipated that the proposed request will have any adverse impact on cultural or historical resources in the area.

In view of the Hawai‘i State Supreme Court's "PASH" and "Ka Pa‘akai O Ka‘Aina" decisions, the issue relative to native Hawaiian gathering and fishing rights must be

addressed in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site.

As the subject property has been physically altered and extensively improved and landscaped as a homesite and its related improvements, it is unlikely that there are any valued cultural, historical, and natural resources to be found within the property. For this reason, the Applicant could find no evidence of any possible adverse effects or impairments that will occur to any valued resources should this change of zone request be approved. Should the Applicant inadvertently encounter any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, the Applicant agree to cease any work in the immediate area and contact the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-HPD), resuming activities only upon securing archaeological clearance from DLNR-HPD when it finds that sufficient mitigation measures have been taken.

29. CONCLUSION

Based on the discussion above, the Applicant find that approval of this Change of Zone request from Single-Family Residential-10,000 square feet minimum lot size (RS-10) to a Neighborhood Commercial-10,000 square feet minimum lot size (CN-10) zoning district will conform to the goals, policies and standards of the General Plan and will not have a significant adverse impact upon coastal resources; and would result in an appropriate land use pattern that will further the public necessity and convenience and the general welfare.



PROPOSED PARKING

2 - vehicle
carport

EXISTING SINGLE
FAMILY DWELLING

15'

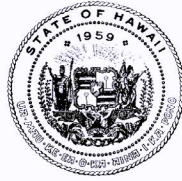
PROPOSED PARKING

40'



MANONO STREET

TMK #	Zoning	Parcel Size (Square Feet)	Can the Lot be Subdivided?	# of Lots that can be Created by Subdivision	Rezone Ordinance #	Condition Status- Active/Expired	Time Remaining to Perform Condition
220361510000	RS-10	8,722	No				
220270220000	RS-10	12,500	No				
220270900000	RS-10	10,000	No				
220270360000	RS-10	10,000	No				
220300120000	ML-20	37,536	No				
220300140000	ML-20	17,501	No				
220360010000	RD-3.75	20,000	Yes	2			
220360020000	RD-3.75	20,000	Yes	2			
220360030000	RD-3.75	20,000	Yes	2			
220360040000	RD-3.75	20,000	Yes	2			
220361390000	RS-10	9,500	No				
220360130000	RS-10	10,000	No				
220360140000	RS-10	19,500	No				
220360150000	RS-10	19,500	No				
220360160000	RS-10	8,832	No				
220360180000	RS-10	20,707	Yes	2			
220360190000	RS-10	22,000	Yes	2			
220360200000	RS-10	22,000	Yes	2			
220360210000	RS-10	12,378	No				
220361600000	RS-10	8,832	No				
220361130000	RS-10	19,500	No				
220360810000	RS-10	29,260	Yes	2			
220360820000	RS-10	11,985	No				
220270510000	RS-10	20,000	Yes	2			
220270380000	CN-10	58,500	Yes	5	No 16-87	Condition E (complete construction) expired on 8/18/2021	0
220360300000	RS-10	12,500	No				
220360310000	RS-10	11,250	No				
220360050000	RD-3.75	8,479	No				
220361090000	RS-10	9,622	No				
220360330000	RS-10	22,500	Yes	2			
220270210000	ML-20	17,116	No				
220360320000	RS-10	22,500	Yes	2			
220361320000	RS-10	9,500					
220270560000	RD-3.75	10,000	No				
220361570000	RD-3.75	11,521	No				
220270370000	RS-10	18,332	No				
220360220000	RS-10	10,058	No				
			Total	27			



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: November 15, 2024

TO: Mr. Zendo Kern
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Change of Zone Application (PL-REZ-2024-000072)
Request: Change of Zone from Single-Family Residential -10,000 Square Feet (RS-10) District to Neighborhood Commercial -10,000 Square Feet (CN-10) District for a 19,500 Square Foot Parcel
Applicant: Jack Vanderhoff, Jr. and Sau-Yin Yeung
Tax Map Key: (3) 2-2-036:113; Waiākea, South Hilo, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR),

- Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
 3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

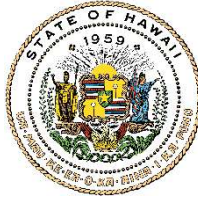
1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
CIARA W.K. KAHANE
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 19, 2024

Jeffrey Darrow, Director
County of Hawaii
Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720
planning@hawaiiicounty.gov

IN REPLY REFER TO:
Project No. 2024PR01449
Doc. No. 2412NM09
Archaeology

Dear Jeffrey Darrow:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review –
County of Hawai'i Change of Zone Permit Application (Permit PL-REZ.2024-000072)
Vanderhoff-Yeung Rezone
Waiākea Ahupua'a, South Hilo District, Island of Hawai'i
TMK: (3) 2-2-036:113**

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject County of Hawai'i Change of Zone permit application. SHPD received the submission on December 11, 2024, which included a permit application, construction plans, and a site plan. The applicants, Jack Vanderhoff Jr. and Sau-Yin Yeung, propose a change of zone from Single Family Residential (RS-10) to Neighborhood Commercial (CN-10) for the 0.45-acre parcel to renovate a single-family dwelling into an accounting business office.

A review of SHPD records indicates that no archaeological inventory survey has been conducted and no historic properties have been identified within the project area. Aerial imagery indicates that the project area has been previously mechanically disturbed and there is an existing house on the subject parcel. It is unlikely that any historic properties remain. There permit does not include any currently proposed ground disturbing activities.

Based on the current information, SHPD's determination is **No historic properties affected** for the proposed project. Pursuant to HAR §13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and the HRS §6E historic preservation review process is complete. The permit issuance process may continue.

Attach to the permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 933-7651.

Please contact Nicole A. Mello, Hawai'i Island Archaeologist IV, at Nicole.Mello@hawaii.gov, for any questions or concerns regarding this letter.

Aloha,

A handwritten signature in black ink, appearing to be "JPuff", is written over a circular stamp.

Jessica L. Puff
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

Planning Dept.
Exhibit 5

Jeffrey Darrow
December 19, 2024
Page 2

cc: Jessica Andrews, jessica.andrews@hawaiicounty.gov
Jack Vanderhoff Jr. and Sau-Yin Yeung, cyeung@saveontaxes.com

**DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII**

DATE: November 29, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: CHANGE OF ZONE APPLICATION (PL-REZ-2024-000072)

Request: Change of Zone from Single-Family Residential -10,000 Square Feet (RS-10) District to Neighborhood Commercial -10,000 Square Feet (CN-10) District for a 19,500 Square Foot Parcel

Applicant: Jack Vanderhoff, Jr. and Sau-Yin Yeung

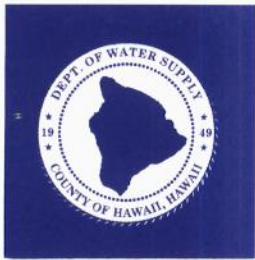
TMK: 2-2-036:113

We have reviewed your submittal dated October 29, 2024 and offer the following comments for your consideration:

1. All activities shall comply with the requirements of Hawaii County Code (HCC), Chapter 10, Erosion and Sedimentary Control.
2. All development-generated runoff shall be disposed of on site and not directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works, Engineering Division.
3. The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.
4. Since Manono Street is an existing collector road, we recommend only one driveway access point. If only one access point is allowed, we have no objection to full movement, although new striping may be required for the middle lane divider and the location of the driveway may also be restricted to the north end of the property in order provide for a longer turn lane pocket instead of if the driveway was located on the south end, closer to the Manono and Leilani Street intersection. All driveway connections and construction shall conform to Chapter 22, County Streets, of the Hawaii County Code and include the provision of adequate sight distances that shall meet with the approval of the Department of Public Works, Engineering Division.

Questions may be referred to Robyn Matsumoto at 961-8924.

Planning Dept.
Exhibit <u>6</u>



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

November 29, 2024

COH PLANNING DEPT
NOV 29 2024 PM 2:20

TO: Mr. Zendo Kern, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: Change of Zone Application (PL-REZ-2024-000072)
Request - Change of Zone from RS-10 to CN-10
Applicant - Jack Vanderhoff, Jr. and Sau-Yin Yeung
Tax Map Key 2-2-036:113

We have reviewed the subject application and have the following comments and conditions.

Please be informed that there is an existing 8-inch waterline within Manono Street fronting the subject parcel. There is an existing 1-inch service lateral installed to the subject parcel capable of accommodating a 5/8-inch meter, which is limited to an average daily usage of 400 gallons.

The Department has no objection to the proposed Change of Zone application subject to the applicant understanding and accepting the following conditions:

1. The Department requests that the applicant submit estimated maximum daily water usage calculations, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. The water usage calculations should include the estimated peak flow in gallons, per minute, and the total estimated maximum daily water usage in gallons per day, including all irrigation use.
2. Based on the water usage calculations provided above, if a 5/8-inch meter cannot accommodate the estimated demand, a larger or additional meter will need to be installed and remittance of the prevailing facilities charge, which is subject to change, will be required. If a 5/8-inch meter can accommodate the estimated demand, then the applicant may utilize a 5/8-inch meter.
3. The proposed zoning will require the installation of a reduced pressure type backflow prevention assembly by a licensed contractor, within five (5) feet of the meter on private property. If a larger or additional meter is required, a backflow prevention assembly will also be required for that meter. The installation of the backflow prevention assembly(s) must be inspected and approved by the Department before commencement of the water service.

Mr. Zendo Kern, Director
Page 2
November 29, 2024

4. Subject to other agencies' requirements to construct improvements within the road right-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary.
5. Please be informed that the existing 8-inch water line within Manono Street is looped and therefore adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards.

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

Sincerely yours,

A handwritten signature in black ink, appearing to read 'K. Okamoto', with a small flourish to the left.

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

RQ:dfg

copy – Mr. Jack Vanderhoff, Jr. and Ms. Sau-Yin Yeung
Mr. Daryn Arai, Planning Consultant

Daryn Arai
Land Use Planning Consultant

December 4, 2024

Mr. Jeffrey Darrow, Acting Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Darrow:

Subject: Response to Agencies' comments regarding
Change of Zone Application PL-REZ-2024-000072
Applicants: Jack Vanderhoff, Jr. and Sau-Yin Yeung
TMK: 2-2-036:113, Waiākea Houselots 1st, South Hilo, Hawai'i

This letter will respond to comments received, to date, from consulting agencies that have reviewed the above-described request. We appreciate these agencies' comments being provided to the Applicant.

Department of Health - memo dated November 15, 2024)

The Applicant acknowledges the comments offered by the Department of Health regarding standards and requirements relating to dust control, water quality, mitigating excessive noise and the effects of hazardous substances, wastewater and solid waste.

The requested change of zone to a CN-10 zoning district is to allow for the renovation of an existing single-family dwelling into a commercial office that will accommodate a proposed accounting office for tax and other related business services.

Renovation work to the existing 62-year old single-family dwelling structure will be limited primarily to interior work, with exterior work limited to replacement of existing structural and non-structural elements due to the age of the existing structure. The Applicants are performing most of this renovation work on their own, so the extent of noise and other construction-related activities will be similar to any typical home renovation work. Given its location within an existing residential area, the Applicants will be mindful of managing renovation activities during the evening hours. As no new structure is being contemplated, no extensive or intensive ground disturbance and construction work is anticipated, thereby limiting the effects upon air and water quality. All solid waste will be properly disposed of in accordance with all applicable government regulations. Wastewater generated by the existing dwelling and proposed commercial office will be disposed of within the County's sewer system for proper treatment.

Given the property's location within the urban center of the City of Hilo, the property is serviced by the County's water and sewer systems, ensuring safe potable water and proper wastewater and solid waste disposal.

Planning Department-Long Range Division - email dated November 27, 2024)

The Applicants appreciate the confirmation received from the Long Range Division that the requested change of zone to a CN-10 zoning district will conform to the following goals, policies and standards of the Land Use Element of the General Plan:

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural and physical environments of the County.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
- Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.
- Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
- Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.
- Within the Waiakea Houselots "medium density" area, commercial development shall be focused on major streets --- Kekuanaoa, Piilani, Manono and Lanikaula, while the interior blocks should be zoned primarily for single- and multifamily residential use.

Department of Public Works (DPW) – memo dated November 29, 2024

As an existing single-family dwelling that will be converted to a commercial office facility, the only significant improvements to the subject property beyond the existing dwelling is the construction of two (2) parking areas, capable of a combined eight (8) parking stalls, to accommodate both employees and clients of the accounting business. Construction of these new parking areas will require the preparation of a drainage study and construction drawings by a licensed engineer, along with the installation of appropriate drainage features that will ensure that runoff from the proposed parking areas will be properly disposed of on-site and not directed to any adjoining properties or onto Manono Street, in accordance with Chapter 10 regarding Erosion and Sedimentary Control.

The DPW confirms that the subject property is not subject to a 500-year frequency flood event.

The subject property has an existing access driveway onto Manono Street, constructed in 1962 along with the existing single-family dwelling. The Applicants originally assumed that ingress and egress into the subject property from Manono Street will be limited to right-in/right-out due to the existing striping pattern within Manono Street. The Applicants were

therefore pleased to learn that DPW would have no objection allowing full movement at this driveway approach, provided that new striping may be required to the existing middle lane divider as well as the possible relocation of the existing driveway to the north-end of the property in order to provide for a longer turn lane pocket. The Applicants appreciate this thoughtful alternative being presented to them, and they will contemplate this opportunity as they develop their plans for the parking areas.

Department of Water Supply – memo dated November 29, 2024

As required by the Department of Water Supply (DWS), the Applicants will retain a licensed engineer to prepare calculations of estimate maximum daily water usage for the proposed commercial office for DWS review and approval. If these approved calculations require water service beyond the capacity of the existing 5/8-inch water meter servicing the property, the Applicants will install a larger or additional water meter, along with reduced pressure type backflow prevention assembly. Note that one of the Applicants, Mr. Vanderhoff, Jr., was previously employed by DWS and is familiar with its requirements.

Police Department - memo dated November 7, 2024

The Applicant notes that the Police Department, in its review of the change of zone application, does not anticipate any significant impact to traffic and/or any public safety concerns.

Department of Environmental Management - pending

While the Department of Environmental Management (DEM) has not yet provided its comments as of the date of this response, the Applicant would like to offer its reassurance that all solid waste generated during renovation work and office operations will be properly disposed of at the Hilo Transfer Station located less than 1.5 mile (5 minute drive) from the subject property.

Similarly, any greenwaste generated will also be disposed of at the greenwaste recycling facility at the Hilo Transfer Station.

Finally, the subject property is, and will continue to be serviced by the County's sewer system for all of its wastewater disposal needs.

Mr. Jeffrey Darrow, Acting Planning Director
County of Hawai'i Planning Department
Page 4 of 4
December 5, 2024

We hope that we have adequately responded to comments offered by the respective agencies.
Please feel free to contact me should there be any questions or need for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daryn Arai', with a stylized flourish at the end.

DARYN ARAI
Land Use Planning Consultant

cc via email: Applicants Jack Vanderhoff, Jr. and Sau-Yin Yeung