

COUNTY OF HAWAI'I PLANNING DEPARTMENT

BACKGROUND REPORT

CORREA OHANA LLC

CHANGE OF ZONE APPLICATION NO. PL-REZ-2024-000071

CORREA OHANA LLC has submitted an application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a General Commercial-10,000 square feet (CG-10) zoning district for 33,180 square feet of land. The subject property is located at 1198 Kino'ole Street, approximately 200 feet north of its intersection with Kamana Street, Waiākea House Lots 2nd Series, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-2-022:022.

PROPOSED ACTION

1. **Applicants' Request:** Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a General Commercial-10,000 square feet (CG-10) zoning district for 33,180 square feet of land. The CG zoning district, with a minimum area required for each building site of 10,000 square feet, would allow a maximum density of 3 building sites (lots). In addition, 26 double-family residential units or 26 multiple-family residential units could be constructed on the subject property should the change of zone be approved. The CG 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. Requirements for establishing land uses in the CG zoning district, including a list of the variety of permitted land uses, are shown in Section 25-5-110 to 118 of the Zoning Code. **(Planning Department Exhibit 1 - Zoning Code Requirements for General Commercial Districts)**
2. **Proposed Development:** The applicant proposes to demolish the existing single-family dwelling and garage and construct a multi-family apartment complex. The project will consist of two separate two-story buildings, each containing 12 residential units, for a total of 24 units. The unit mix includes two one-bedroom units and ten two-bedroom units per building, with the downstairs one-bedroom units meeting ADA compliance. The design incorporates 40 parking stalls, including two handicapped-accessible stalls, and a

24-foot-wide driveway with a turnaround area. The front yard will be landscaped, and a screening hedge will be planted along the property boundaries.

3. **Construction Timetable and Cost:** If the change of zone request is approved, the applicant plans to finalize construction plans and apply for permits within 12 months. Construction is expected to begin within two years of approval and take approximately 1.5 to 2 years to complete. However, due to potential delays from permitting, labor availability, and financing, the applicant requests a 10-year timeframe to complete the project, which is estimated to cost around \$900,000.
4. **Landowner:** Correa Ohana LLC.
5. **Supporting Information:** The applicant has submitted the attached in support of the request. **(Planning Department Exhibit 2 - Change of Zone Application accepted December 12, 2024)**

STATE & COUNTY PLANS

6. **State Land Use District:** Urban.
7. **General Plan Land Use Pattern Allocation Guide (LUPAG) MAP:** High Density Urban (hdu). These areas include general commercial, multiple family residential and related services (multiple family residential - up to 87 units per acre).
8. **County Zoning:** Currently 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 “RM-4 (multi-family residential).”
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 1 mile from the nearest coastline.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

11. **Subject Property:** The subject, 33,180-square foot parcel is generally rectangular in shape and has been improved with a single-family dwelling and detached garage since 1931. The remainder of the property is landscaped and vacant of other structures or improvements.
12. **Surrounding Zoning/Land Uses:** Properties directly to the north and south of the

subject parcel are similarly zoned RS-10, however, the properties beyond those, and two parcels across Kino‘ole Street within the same block are zoned General Commercial (CG-20). The property directly to the west is zoned RS-10 and is the site of ‘Hale Olaloa’ which is a public housing facility managed by the Hawai‘i Public Housing Authority (HPHA). The surrounding areas are transitioning from primarily single-family residential uses to a mix of multiple family residential and retail, office and service commercial uses. Pursuant to Ordinance No. 24-87 and Section 25-2-42(c)(4) of Hawai‘i County Code, a report on surrounding properties is attached to this document (**Planning Department Exhibit 3**).

13. **Flood Insurance Rate Map (FIRM)/Drainage:** The subject property is situated within Zone “X” on the Flood Insurance Rate Map (FIRM) by FEMA, an area determined to be an area of minimal flood hazard.
14. **Flora/Fauna Resources:** No formal floral/faunal studies were conducted on the subject property given that it has been fully developed and used as a residential lot for decades, with no known native or endangered flora or fauna. Fauna on the property consists of a grassed yard with ornamental plants such as ti leaf, palm trees, and a coconut tree, while the backyard has become overgrown but lacks significant vegetation indicative of a natural habitat for rare species. Common urban wildlife, including introduced birds like mynas and doves, as well as small mammals such as rats and mongooses, are present, alongside domesticated pets from nearby residences. Given the property’s long-standing residential development and proximity to commercial and residential areas, it is unlikely to impact any sensitive plant or animal life.
15. **Archaeological/Cultural/Historical Resources:** No formal archaeological or cultural studies were conducted on the subject property as the subject property has been cleared and developed with a single-family dwelling since 1931.
16. **Public Access:** There is no designated 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 Kino‘ole Street, a County-owned and maintained minor arterial road with an approximately 42-foot-wide

pavement within a 60-foot-wide right-of-way. The roadway in front of the property consists of two travel lanes and a central two-way left-turn lane with no on-street parking available. The parcel's frontage is also improved with curb, gutters, and sidewalks with grass strips (landscaping planter) between the concrete sidewalk and curb. The applicant proposes to construct a 24-foot-wide driveway to accommodate two-way ingress/egress and 40 parking stalls, two of which will be handicapped accessible spaces. The anticipated traffic impact of the development is expected to be less than 50 peak hour vehicle trips; thus, a Traffic Impact Analysis Report (TIAR) is not required. According to the Department of Public Works (DPW), driveway connections and construction within Kino'ole Street shall conform to Chapter 22, County Streets, of the Hawai'i County Code. Additionally, based on the proposed zoning, DPW recommends that the applicant provide improvements to the property's Kino'ole Street frontage consisting of, but not limited to, updating the landscape planter within the concrete sidewalk by filling it with concrete in conformance with the current County standard, and any required utility relocation, meeting the requirements of the Americans with Disabilities Act. The current utility pole should not be impacted by the location of the proposed driveway as stated in HCC Section 22-4.9. These improvements should be at no cost to the County.

18. **Water:** According to the Department of Water Supply (DWS), the subject property is currently serviced by an existing 5/8-inch meter, which is limited to an average daily usage of 400 gallons per day. Water can be made available from an existing 8-inch water line within Kino'ole Street, which fronts the subject parcel. DWS requests that the applicant remit a water commitment deposit for the additional 23 water units and they will be required to construct necessary minimum water system improvements, including, but not be limited to: 1) installation of a service lateral that will accommodate a 1/2-inch meter; 2) installation of a reduced pressure type back flow prevention assembly (BFP) within five (5) feet of the meter on private property. The installation of the backflow prevention assembly must be inspected and approved by DWS; 3) cut and plug the existing 1-inch service lateral at the main; 4) install a fire hydrant spaced no more than 300 feet apart and within 150 feet of the driveway or access to the lot; and 5) 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 DWS's affected water system facilities, should they be necessary; and 6) dedicate water system improvements and pay required facilities charges prior to receipt of additional water service.

19. **Wastewater:** There is a County sewer line within Kino'ole Street fronting the subject property, and the existing dwelling is currently connected to the sewer system. The proposed development will connect to the County sewer, in accordance with Section 21-5 of the Hawai'i County Code. According to the Department of Environmental Management (DEM), the applicant shall conduct a sewer study in accordance with the applicable wastewater system design standards to show no adverse impact to the County sewer system and obtain approval from the director of DEM. Additionally, the applicant shall provide such sewer line or other facility improvements as the director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project.
20. **Solid Waste:** According to the applicant, solid waste will be handled through commercial haulers into authorized landfill sites.
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 Public Works – Engineering Division: (Planning Department Exhibit 4 – January 16, 2025 memo)**
23. **Department of Water Supply (Planning Department Exhibit 5 – January 22, 2025 memo)**
24. **Department of Environmental Management (Planning Department Exhibit 6 – January 16, 2025 memo)**
25. **State Department of Health (Planning Department Exhibit 7 – December 23, 2024 memo)**

AGENCIES – NO COMMENT/CONCERNS

26. Police Department.

AGENCIES – NO RESPONSE

27. Department of Public Works-Traffic Division, Department of Public Works-Building Division, Fire Department, State Department of Land and Natural Resources.

PUBLIC COMMENTS

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

- (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) Apiaries.
 - (4) Art galleries, museums.
 - (5) Art studios.
 - (6) Automobile sales and rentals.
 - (7) Automobile service stations.
 - (8) Bars, nightclubs and cabarets.
 - (9) Bed and breakfast establishments, as permitted under section 25-4-7.
 - (10) 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.
 - (11) Broadcasting stations.
 - (12) Business services.
 - (13) Car washing, provided that if it is mechanized, sound attenuated structures or sound attenuated walls shall be erected and maintained on the property lines.
 - (14) Catering establishments.

- (15) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
- (16) Churches, temples and synagogues.
- (17) Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleansing agent.
- (18) Commercial parking lots and garages.
- (19) Community buildings, as permitted under section 25-4-11.
- (20) Convenience stores.
- (21) Crematoriums, funeral homes, funeral services, and mortuaries.
- (22) Crop production.
- (23) Day care centers.
- (24) Display rooms for products sold elsewhere.
- (25) 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.
- (26) 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.
- (27) Dwellings, single-family.
- (28) Equipment sales and rental yards, and other yards where retail products are displayed in the open.
- (29) Family child care homes.
- (30) 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.
- (31) Financial institutions.
- (32) Group living facilities.
- (33) Home occupations, as permitted under section 25-4-13.
- (34) Hospitals, sanitariums, old age, convalescent, nursing and rest homes.
- (35) Hotels.
- (36) Ice storage and dispensing facilities.
- (37) Laboratories, medical and research.
- (38) Laundries.
- (39) Light manufacturing, processing and packaging, where the only retail sales outlet for products produced is on the premises where produced.
- (40) Medical clinics.
- (41) Meeting facilities.
- (42) Model homes, as permitted under section 25-4-8.
- (43) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
- (44) Offices.

- (45) Personal services.
 - (46) Photography studios.
 - (47) Public uses and structures, as permitted under section 25-4-11.
 - (48) Printing shops, cartographing and duplicating processes such as blueprinting or photostating shops.
 - (49) Repair establishments, minor.
 - (50) Restaurants.
 - (51) Retail establishments.
 - (52) Schools.
 - (53) Short-term vacation rentals.
 - (54) Telecommunication antennas, as permitted under section 25-4-12.
 - (55) Theaters.
 - (56) Time share units.
 - (57) Utility substations, as permitted under section 25-4-11.
 - (58) Veterinary establishments.
 - (b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the CG district, provided that a use permit is issued for each use:
 - (1) Golf courses and related golf course uses, including golf driving ranges, golf maintenance buildings and golf club houses, provided that the property is within the state land use urban or rural district. Golf courses and golf driving ranges shall not be permitted within the state land use agricultural district unless approved by the County before July 1, 2005.
 - (2) Major outdoor amusement and recreation facilities.
 - (3) Yacht harbors and boating facilities.
 - (c) Residential uses in connection with the operation of any permitted use shall be permitted in the CG district.
 - (d) Buildings and uses normally considered accessory to the uses permitted in this section shall also be permitted in the CG district.
- (1996, ord 96-160, sec 2; ratified April 6, 1999; am 2012, ord 12-28, sec 13; am 2014, ord 14-86, sec 11; am 2018, ord 18-114, sec 11; am 2021, ord 21-26, sec 11; am 2024, ord 24-65, secs 7 and 10.)

Section 25-5-113. Height limit.

- (a) The height limit in the CG district shall be forty-five feet, except in those areas designated in subsection (b) below.
 - (b) The height limit in the City of Hilo shall be one hundred twenty feet.
- (1996, ord 96-160, sec 2; ratified April 6, 1999; am 2002, ord 02-88, sec 2.)

Section 25-5-114. Minimum building site area.

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

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

Section 25-5-115. Minimum building site average width.

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

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

Section 25-5-116. Minimum yards.

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

- (1) Front or rear yards, fifteen feet; and
- (2) Side yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side yard adjoins the side yard of a building site in an RS, RD, RM or RCX 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 25-5-117. Landscaping of yards.

- (a) All front yards in the CG 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 CG 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 12.)

Section 25-5-118. Other regulations.

- (a) Plan approval shall be required for all new structures and additions to existing structures in the CG district, except for construction of one single-family dwelling and any accessory buildings per lot.
- (b) Exceptions to the regulations for the CG 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 13; am 2015, ord 15-33, sec 4.)

Division 12. CV, Village Commercial Districts.**Section 25-5-120. Purpose and applicability.**

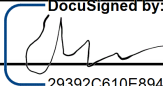
The CV (village commercial) district provides for a broad range or variety of commercial and light industrial uses that are necessary to serve the population in rural areas where the supplementary support of the general business uses and activities of a central commercial district is not readily available.

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

CHANGE OF ZONE APPLICATION

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

APPLICANT: Correa Ohana LLC

APPLICANT'S SIGNATURE:  DATE: 10/2/2024

ADDRESS: 630 Kilauea Avenue #101, Hilo, HI 96720

LIST APPLICANT'S INTEREST IF NOT OWNER: _____

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

PHONE:(Bus.) _____ (Res.) _____ (Fax) _____

LANDOWNER(S): Correa Ohana LLC

LANDOWNER SIGNATURE(S): _____ DATE: _____

(May be by letter)

LANDOWNER(S) ADDRESS: 630 Kilauea Avenue #101, Hilo, HI 96720

REQUEST: RS-10 TO CG-10
(Existing zoning) (Proposed Zoning)

TAX MAP KEY: 2-2-022: 022

STREET ADDRESS OF PROPERTY: 1198 Kinoole Street

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: 33,180 sqft

AGENT: Henry Correa III

ADDRESS: 630 Kilauea Avenue #101, Hilo, HI 96720

TELEPHONE:(Bus.) 808-557-2614 (Res.) _____ (Fax) _____

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

ORIGINAL: Henry Correa III COPIES: Hank Correa Jr.

Planning Dept.
Exhibit 2

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 approved 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?

N/A

- b. Into what lots sizes?

N/A

- 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?

N/A

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?

No

- b. Sell or lease the land to someone who has tentative plans?

No

- c. Sell or lease the land to someone who has no plans?

No

- d. Keep it?

Yes

- e. other (please state)
-

- 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, laundrette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

Multi-Family apartment building with 26 units or as many as parking requirements allow. Timetable for construction would be within 2 years of plan approval.

-
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.

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

No

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

6. Are there any buildings on the subject area?

Yes

If so, what kind?

A Single-Family residence

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

Demolish the structure

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?

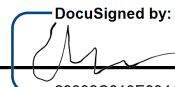
	<u>yes</u>	<u>NO</u>
a. Schools	<u> </u>	<u>X</u>
b. Roads	<u> </u>	<u>X</u>
c. Sewer	<u> </u>	<u>X</u>
d. Drainage	<u> </u>	<u>X</u>
e. Police Protection	<u> </u>	<u>X</u>
f. Fire Protection	<u> </u>	<u>X</u>
g. Recreational Facilities	<u> </u>	<u>X</u>
h. Recreational Facilities	<u> </u>	<u>X</u>
i.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

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

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

Signature:

DocuSigned by:


Address:

630 Kilauea Ave., #101 Hilo, HI 96720

Telephone:

808-960-2626

Date:

10/2/2024

**Background and County Environmental Report
County Rezoning Request – RS-10 to CG-10
Correa Ohana LLC
Waiakea House Lots 2nd Series, Hilo, Hawaii
Tax Map Key: (3) 2-2-022: 022**

1. Subject Request

Correa Ohana LLC is requesting the rezoning of a parcel consisting of 33,180 square feet from Single-Family Residential (RS-10) to General Commercial (CG-10) in Hilo, Hawaii. The subject property is located on the West side of Kinoole Street between Lanihuli Street and Kamana Street in Waiakea House Lots 2nd Series, Waiakea, South Hilo Hawai'i, TMK: 2-2-022: 022.

The subject property has a three-bedroom single-family residence and detached garage built in 1931. The grounds are mostly yard with some scattered ornamental plants and an overgrown back yard. The property has been used as a long-term rental since 2003.

2. Project Location

The subject property encompasses approximately 33,180 square feet and is situated on the west side of Kinoole Street between Lanihuli Street and Kamana Street within the Waiakea House Lots 2nd Series, Waiakea, South Hilo Hawai'i, TMK: 2-2-022: 022. **(Refer to Figure 1).**

Historically, this area has been predominantly single-family residential. However, over the years, it has evolved into a diverse mix of residential and commercial uses. Other zonings in the vicinity include a range of Single-Family Residential (RS), Double-Family Residential (RD), General Commercial (CG) and some Limited Industrial (ML). **(Refer to Figure 2).**

Adjacent to the subject property are single-family residences along the north and south boundaries. To the West, the property borders Hale Olaloa which is a public housing facility managed by the Hawaii Public Housing Authority (HPHA). Additional notable properties in the area include Big Island Federal Credit Union, Hilo Shopping Center, and Big Island Optical. The University of Hawaii is also less than a mile away from the subject property.

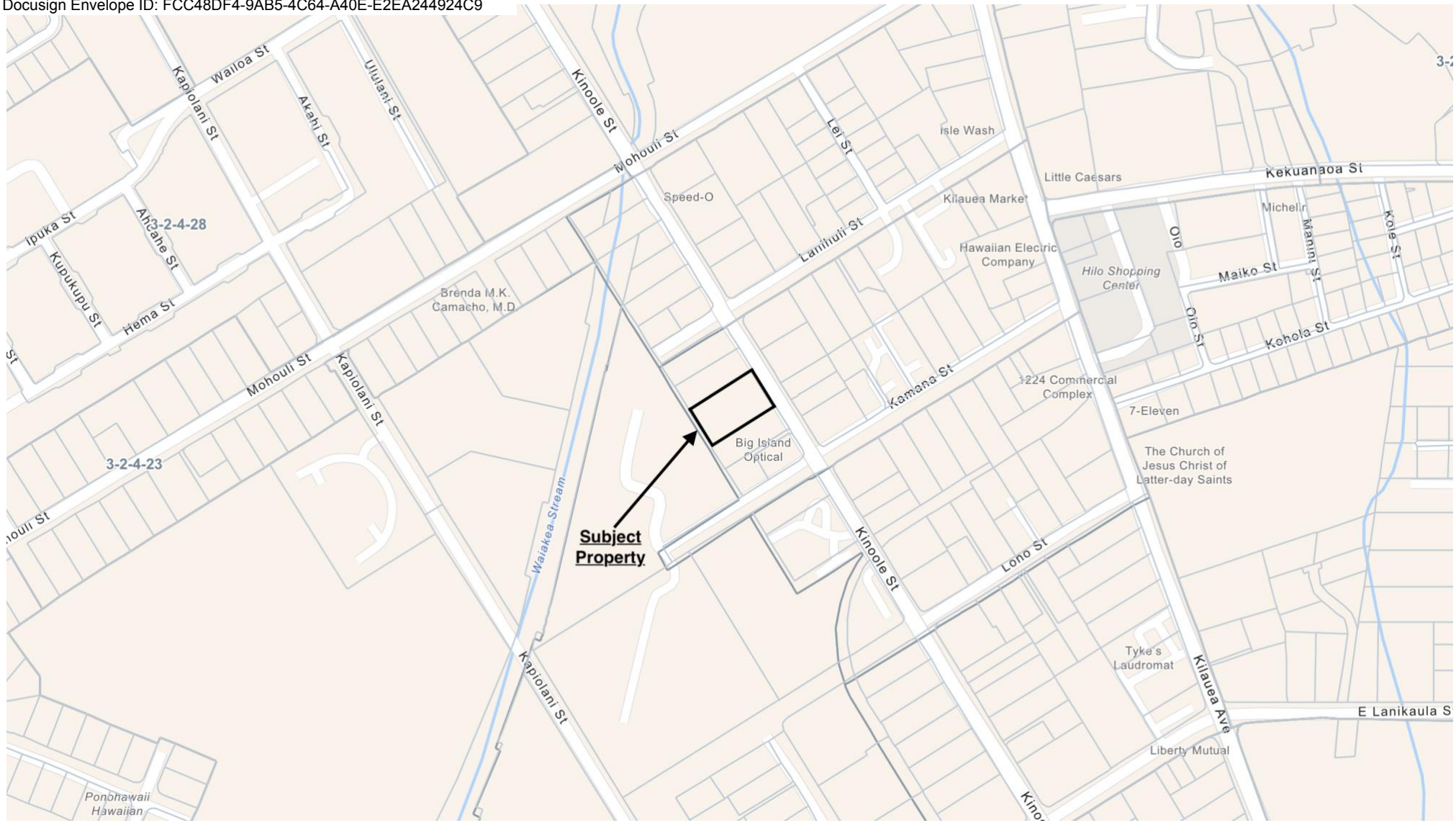


Figure 1

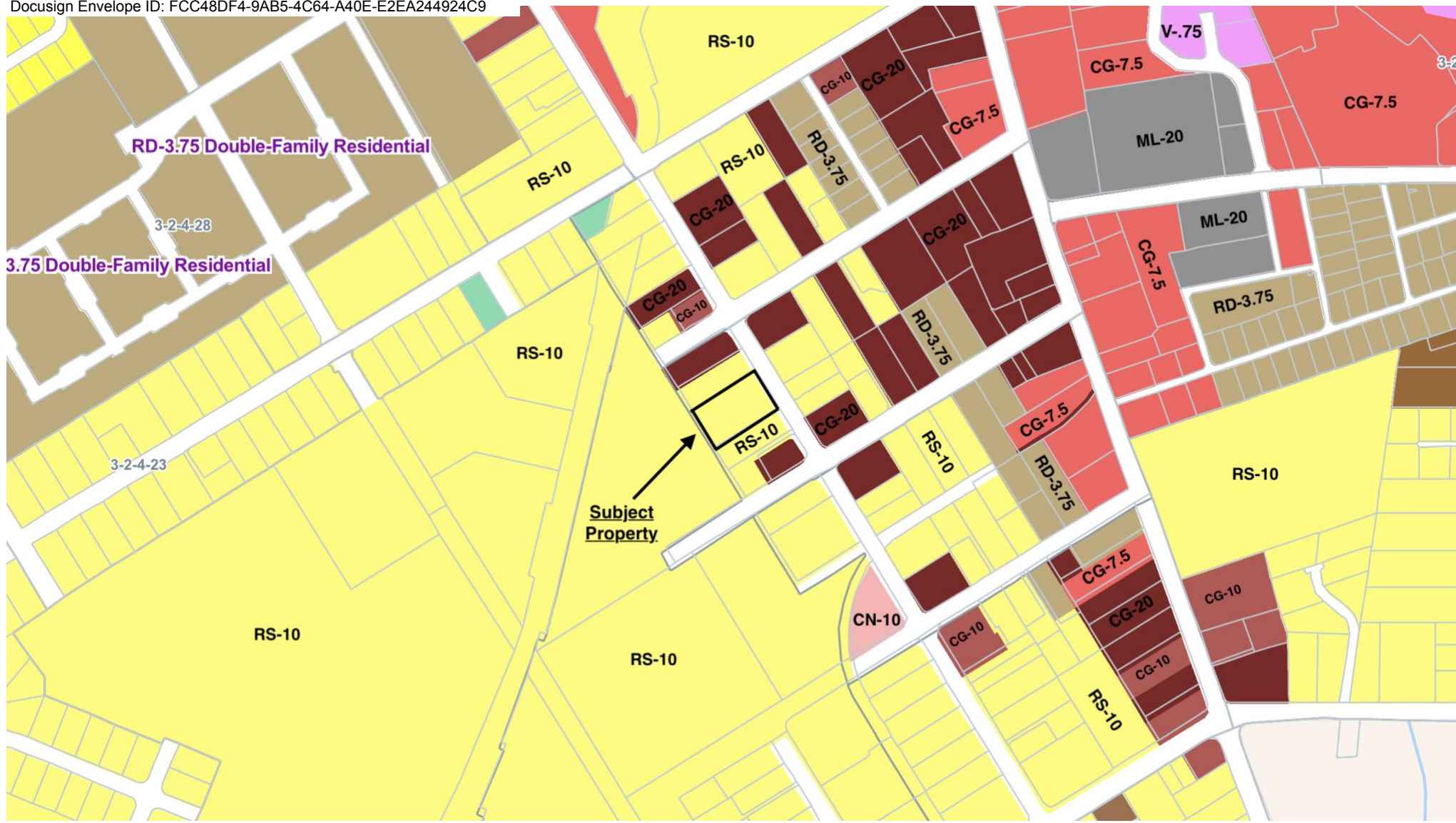


Figure 2

3. Project Description

- **Project Goal**

The applicants' end goal is to construct a multi-family apartment complex to provide Affordable Housing. The subject property would be ideal for such a project given its proximity to the University of Hawaii, Downtown Hilo and the surrounding businesses and amenities. Considering the area's transition from residential to commercial uses and Hilo's growing need for affordable housing, it is the applicant's opinion that the development would be consistent with the needs and character of the area. The applicant intends to comply with affordable requirements set by the Office of Housing and Community Development. The applicant may also consider increasing the number of affordable units beyond 20%.

If the request is approved, the applicant plans to demolish the existing dwelling. In its place, the applicant would construct a multi-family apartment complex consisting of two separate two story structures along the north and south boundary. Each structure will include two (2) one-bedroom and ten (10) two-bedroom units for a total of twenty-four (24) units. **(Refer to Figure 3).**

As shown in Figure. 3, the proposed structures will be approximately 24 foot, 9 and a half inches tall. There will be a total of 40 parking stalls, including two handicap stalls. In each structure, the downstairs one-bedroom units will be made compliant with ADA standards.

Access into the proposed development will be from the center of the front boundary along Kinoole street. The driveway will be a minimum of 24 feet wide and will continue through to the back of the property. The turnaround area between the parking stalls for each structure will be 24 feet.

The structures will be 15 feet from the front boundary and 10 feet from the side and back boundaries. In accordance with Chapter 25, Section 25-5-117, the front yard will be landscaped and there will be a screening hedge planted along the side and back boundaries. The hedges will be spaced 5 feet from the

property boundary and will be no less than forty-two inches in height.

It should be noted that the proposed structures, location on the site and parking are preliminary and may be adjusted as needed.

- **Project Timeframe**

Should the request be approved, the applicant will aim to finalize the construction plans and submit for permits within 12 months. Once approved, it is the applicants hope to begin construction within 2 years. Completion of the development once started is estimated to take 1.5 to 2 years. However, given uncertainties outside of the applicants control such as permitting, available labor, financing constraints, etc. the applicant requests a 10 year timeframe to complete the proposed development

Based on the proposed improvements, the estimated cost to complete the project is approximately \$900,000.

4. Conformance with State/County Plans

- **State Land Use**

The State Land Use designation for the property is Urban. Therefore, no action is required by the State Land Use Commission and the County of Hawaii can process the rezoning request.

- **County Zoning**

The subject property is currently zoned Single-Family Residential (RS-10). If the request to rezone to General Commercial (CG-10) is approved, the applicant would construct a multi-family apartment complex to be used for affordable housing. Should that occur, all land use and County codes such as parking, landscaping, fire, ADA and any other applicable would be complied with.

- **County General Plan**

The County General Plan Land Use Pattern Allocation Guide (LUPAG) designates the property as High Density Urban. Within High Density Urban, the General plan allows “*General commercial, multiple family residential and related services (multiple family residential – up to 87 units per acre).*” Therefore, the requested General Commercial zoning is consistent with the designation of the General Plan and no amendments are necessary to process the request.

- **Hilo Community Development Plan**

The Hilo Community Development Plan was adopted by resolution of the Planning Commission in 1975. It was intended to serve as a guide for decision-making on the short-range growth and development of Hilo based on the County General Plan.

The CDP’s Proposed Zoning Map designates the area surrounding the property as RM4. This designation indicates multi-family residential uses with an average density of about 10 units per acre.

Despite the contradiction, the CDP’s goal to further clarify the County General Plan couldn’t have predicted the increasing demand for housing in Hilo and across the Big Island. Therefore, the CDP’s framework may now be considered outdated considering Hilo’s growing development needs.

- **Special Management Area**

The subject property is not in a County Special Management Area. Therefore, no SMA Use Permit would be needed.

5. Environmental Reflections

- **General Description**

The subject property spans 33,180 square feet and has a rectangular shape. It measures 140 feet along the front and rear boundaries and 237 feet along both side boundaries. The

property features a 3-bedroom single-family dwelling and a detached garage, both built in 1961. If the request is approved, the applicant plans to demolish these structures.

- **Climate, Soil and Topography**

According to the Hawaii State Office of Planning's Statewide GIS Program and the National Weather Service, the nearest rain gauge is the Hilo Airport location. The Hilo Airport location which is monitored by the National Weather Service has been collecting precipitation data since 1949. The annual average in the last 30 years is 120+ inches per year with the autumn months tending to be wetter. The average temperature for the same period ranges from lows of 67.3 degrees to highs of 80.6 degrees. Wind patterns are usually characterized by easterly trade winds during the day, transitioning to westerly or mountain winds in the evening.

The front of the property ranges from street level to about 5 feet above street level. That height continues about 1/3rd of the way into the property where it begins to slope downward. The back of the property is roughly 1-2 feet below street level. If the request is approved, the applicant will cut the front of the property and fill the back of the property to make it level with the road. The applicant will comply with any grading permits required to prep the site. The elevation of the property is approximately 59 feet above sea level. The Land Study Bureau's Overall Master Productivity Rating does not classify the property due to its urban location. Similarly, the property is not classified under the Agriculture Lands of Importance to the State of Hawaii (ALISH).

The U.S. Soil Conservation Service designates the soil type in the area surrounding the property as Panaewa silty clay loam (Pe) series 2 to 10 percent slopes. For these soils, runoff is high, erosion hazard is moderate and shrink-swell potential is low. This type of soil is widespread through Hilo and undergoes minimal changes in volume with variations in moisture content.

- **Drainage**

The US Corps of Engineers' Flood Insurance Rate Map designates the subject property in Flood Zone X which is

outside the 1% annual chance floodplain (100-year floodplain). There are no drainage ways that run through the property. The property has never experienced issues with flooding and is unlikely to experience any in the future.

If the request is approved and the applicant develops the property, much of the surface area of the site will be covered in concrete parking lot. As such, this will increase the potential for runoff and surface water created onsite. The applicant will work with Department of Public Works to construct a drywell(s) as needed to handle all water generated on site.

- **Air/Noise/Water Quality**

The Hawaii Department of Health's Clean Air Branch (CAB) is the authority on monitoring air quality for the State. The nearest air quality station for Hilo is located on Waianuenue Avenue and classifies the air quality as good.

The proposed development should not impact air quality. During the development of the property, there will be instances of dust generated in the initial grading and site prep phase. The applicant will comply with all Department of Health regulations and any required permit concerning dust control to minimize any potential impacts.

Noise around the property mostly consist of man-made noise such as traffic, lawn care, domestic pets, etc. given its urban location. Along with that would be noise relating to wind, wild birds, etc.

Kinoole Street is a major artery in terms of daily transit and commerce, as such it is subject to consistent traffic during most active hours of the day. The proposed development will increase traffic in the area but should not have a notable impact on overall noise level.

During development, there will be elevated noise levels generated by construction activities. The applicant intends to comply with all County or State regulations related to acceptable noise level, allowable noise hours and days of the week.

Regarding water quality, the proposed development should not have any adverse impact. The applicant intends to tie into the

County's wastewater system which should alleviate concerns around ground or coastal waters. The applicant will also comply with all regulations and permit requirements relating to needed drywells on the property.

- **Tsunami Zone**

The subject property is located nearly a mile away from the ocean and is outside of the Civil Defense's Tsunami Evacuation Zone.

- **Lava Zone**

The US Geological Survey classifies the entire City of Hilo in Lava Flow Hazard Zone 3.

6. Archaeological and Historical Resources

There has been no professional archaeological or historical survey of the subject property. Given the residential use of the property and the fact that it was once fully cleared, the applicant feels that it is very unlikely that any archaeological or historic resources exist. Should any such resources be discovered during developing the property, all development activities will be halted and will be immediately reported to the Planning Department and any other relevant agencies.

7. Valued Cultural Resources

Concerning any valued cultural resources, the property is not on or near any coastlines. Therefore, fishing, or costal access with respect to cultural fishing or gathering rights are not an issue.

The applicant is unaware if the subject property or surrounding area has ever been used for gathering by Native Hawaiians. The property has been used for residential purposes since the existing home was built in 1961. The entirety of the property was grubbed and all plants on the property were either introduced or grew back over the years.

There are no known archaeological sites on or near the subject property. As such, it is very unlikely that the proposed development would have any adverse impact on any cultural rights or activities.

8. Public Access

The subject property is nearly a mile away from the nearest coastline. Given its proximity to the coast, there should be no adverse impact resulting from the proposed development and would not affect coastal public access.

Similarly, the subject property is located in the center of an urban area and is not near any mountains or County, State, or National Parks. As such, the proposed development should pose no adverse impact to public access along any recognized mountain trails or to any County/State/National Parks.

9. Natural Resources

- **Fauna/ Flora Resources**

There has been no professional survey to identify faunal resources on the property. It is unlikely that any rare or endangered species would be found as the subject property and the surrounding properties have been fully developed.

The area hosts various bird species common in urban areas along with other animals such as rats and mongooses. Domesticated pets such as cats and dogs are also common. Given the properties central urban location, it's development would be unlikely to pose any negative impact to local wildlife.

Similarly, no professional survey has been done to identify floral resources on the property. As previously mentioned, the property has been fully developed and was once completely grubbed. There are no cultivated plants on the property. There are, however, varieties of ti leaf, palm trees and a coconut tree that was planted over the years. Given the property's history, it is unlikely to host any protected plant life.

- **Scenic or Coastal Resources**

The subject property is nearly a mile away from the nearest coastline. Given that it is not a coastal property, the proposed development would pose no adverse impact to coastal resources. The property is not recognized as a scenic site and the applicant is unaware of any such sites in the immediate area.

However, Mauna Kea and Mauna Loa are visible from the property and along Kinoole Street. The proposed development will not impact the view of either. In fact, it is likely that the development of the property may increase the visibility of both mountains given the overgrown areas in the back of the property. At a minimum, it would not have any additional impact than what is already observed in the property's current state.

10. Social-Economic Characteristics

- **Social Settlement Pattern**

The social settlement pattern around the property reflects a mix of residential, multi-family and commercial uses. Historically, the area has been primarily residential but over the years, more commercial and multi-family operations have been introduced.

Some of the more recent commercial additions to the area are Bank of Hawaii completed in 2022 and Liberty Dialysis Hilo completed in 2023. There are a range of other businesses in the immediate area such as dental offices, youth organizations, religious institutions, restaurants, etc.

As far as multi-family there is Hale Hoaloha .3 miles away, Hale Ulu Hoi 1&2 .17 miles away and other smaller scale multi-family operations in the area.

- **Economic Impact**

The proposed development would provide some short-term economic impact in construction and related industries. The project would also provide 24 units at affordable rates which would alleviate some of the housing concerns that our community faces.

Additionally, having more residents would stimulate economic activity for local businesses in the area. Lastly, if the request is approved, the rezoned property and the improvements to follow would create increased Real Property Tax revenue for the County.

However, increased commercial activity on the subject property could potentially impact the neighboring residential properties. As the property is re-evaluated and its assessed value increases, there might be implications for the surrounding area's property taxes, potentially leading to higher tax liabilities for adjacent homeowners.

11. Surrounding Properties

As mentioned previously throughout this report, the surrounding area represents a mix of residential, multi-family and commercial uses. The properties directly adjacent to the subject are zoned RS-10. To the north and south boundaries are single-family residences. To the west is Hale Olaloa which is a public housing facility managed by the Hawaii Public Housing Authority (HPHA).

12. Public Facilities and Services

- **Roads**

As mentioned, the property is located on the Mauka side of Kinoole Street between Lanihuli Street and Kamana Street. The intersection of Kinoole Street and Kamana Street is signalized. The other nearest signalized intersection north of the property is the Mohouli Street intersection. There is an existing sidewalk fronting the property. In the section of road fronting the property, there are two opposing lanes of traffic with a central two-way left-turn lane. There is no street parking available.

The proposed development's driveway will be 24 feet wide located in the center of the front boundary along Kinoole Street. South bound traffic would turn right into the property and north bound traffic would use the two-way left-turn lane to enter the property. The proposed development is not expected to generate significant traffic impacts or alter existing traffic patterns. The anticipated vehicular movements during AM/PM

peak hours are not anticipated to exceed fifty (50) total. As such, a Traffic Impact Analysis Report should not be required.

- **Water**

There is a 5/8-inch meter servicing the existing residence on the property. The Department of Water Supply has confirmed the existence of an 8-inch waterline within Kino'ole Street fronting the project site. The waterline is adequate to provide 1,500 gallons per minute flow for fire protection, as per the Department's Water System Standard. There is adequate water available to service the proposed development.

- **Wastewater**

The projects wastewater system will be hooked up to the County's system along Kinoole street fronting the property.

- **Solid Waste**

The solid waste produced on site will be handled by a commercial waste management company or by employees of the applicant. The waste will be disposed of at the East Hawaii Reload Facility.

- **Police & Fire Protection**

The area is a part of the City of Hawaii urban area and is already being serviced. No additional services should be required, and the existing facilities should be sufficient. The Hilo Police Department is approximately 2 minutes away from the property. Central Fire Station is 3 minutes away from the property and all other Hilo stations are less than 10 minutes away. The proposed development should pose no additional strain on these government services.

- **Schools**

The property is located in the Kapiolani Elementary School District and in the Hilo High School District. Private schools in

the area include St. Joseph School and E-Makaala School. The proposed development should not create a strain on these institutions.

- **Parks**

Nearby Public Parks include University Heights Park, Mohouli Park and Wailoa River State Recreational Area. The proposed development should pose no added strain on these parks.

- **Other Utilities & Services**

Other utilities such as telephone and electricity are available at the property.

13. Environmental Assessment and Analysis

- **Relationship Between Local Short-Term Uses of Environment and Maintenance and Enhancement of Long-Term Productivity**

The short-term use of the property would be as a residence. The applicant has been renting the property as a long-term rental since it was acquired in 2003. Given the size and location of the property, single-family residential would not be its highest and best use.

The proposed development should not cause any short-term or long-term economic impacts. There will be some small economic benefit in the short-term development of the property. The proposed development aims to add more housing, providing a long-term socioeconomic advantage for the area and Hilo as a whole. Additionally, it would provide increased tax revenue to the County.

The site's location offers convenient access to housing in a central area, close to the University of Hawaii and nearby businesses. This proximity would provide additional living space

and stimulate economic activity in the area. The applicant aims to ensure that the final design of the development aligns with the overall character of the neighborhood.

- **Irreversible and irretrievable Commitment of Resources**

In its present condition, the property is fully developed, so the allocation of resources—whether natural, historical, or other—should not pose any issues. The likelihood of such resources being present on the property is minimal. However, if they are discovered, the relevant agencies will be notified immediately for review and consultation.

- **Mitigative Measures**

The applicant plans to supply any necessary on-site and off-site infrastructure required of the proposed development. This may include improvements relating to on-site drainage, wastewater, water, and access. The applicant will provide a driveway into the property and will ensure that any runoff generated on site will be mitigated on site. Any off-site or on-site improvements will be done in accordance with County requirements and permitting.

As previously mentioned, if any unexpected discovery of cultural, historic, or archaeological significance is found on the property, it will be immediately reported to the Planning Department and other relevant agencies. Regarding mitigative measures for the adjacent properties, the applicant will adhere to any landscaping requirements along the boundary of RS-10 properties to ensure there is no negative impact.

- **Alternatives to the Proposed Development**

- A. **Current Use**

If the project did not move forward, the site would remain in its current residential use. The existing home is being used as a long-term single-family rental and would continue as such.

In this scenario, the use would be consistent with the surrounding properties but would be a missed

opportunity to provide needed housing in the community.

B. Development with Current Zoning

The property is currently zoned RS-10. With 33,180 square feet the property could be subdivided into three lots. Once subdivided it would be possible to build a single-family dwelling on each of the lots and the applicant could apply for an Ohana on the three properties. Therefore, the property could be developed into three lots with up to six dwellings in total.

The existing dwelling would most likely need to be demolished for this alternative to be feasible given its location on the lot and the property's topography. In this scenario, the current zoning would be maximized but would fall short of a higher and better use.

C. Alternative Commercial Uses

As many other properties in the immediate area have done, the property could alternatively be used in a commercial capacity. The requested CG zoning has many permitted uses from restaurants, retail, medical offices, etc. many of which are common in the area.

The applicant recognizes the commercial uses for the property as a possibility but ultimately feels that the best use considering the needs and demand of the community would be for multi-family residential.

TMK #	Zoning	Parcel Size (Square Feet/Acres)	Can the Lot be Subdivided?	# of Lots that can be Created by Subdivision	Rezone Ordinance #	Condition Status- Active/Expired/ Complete	Time Remaining to Perform Condition
220210090000	RS-10	20,484 Square Feet	Yes	2	N/A	N/A	N/A
220210250000	CG-10	10,110 Square Feet	No	N/A	03-054	Complete	N/A
220210430000	RS-10	9,001 Square Feet	No	N/A	N/A	N/A	N/A
220220070000	RS-10	10,312 Square Feet	No	N/A	N/A	N/A	N/A
220220080000	CG-20	20,314 Square Feet	No	N/A	09-166	Expired	Required Construction of commercial development by December 30, 2014. Single-family dwelling still on parcel.
220220090000	RS-10	10,144 Square Feet	No	N/A	N/A	N/A	N/A
220220100000	RS-10	20,400 Square Feet	Yes	2	N/A	N/A	N/A
220220110000	CG-20	20,314 Square Feet	No	N/A	94-061	Complete	N/A
220220120000	RS-10	20,640 Square Feet	Yes	2	N/A	N/A	N/A
220220210000	RS-10	11,665 Square Feet	No	N/A	N/A	N/A	N/A
220220220000	RS-10	33,180 Square Feet	Yes	3	N/A	N/A	N/A
220220230000	CG-20	18,875 Square Feet	No	N/A	90-038	Complete	N/A
220220250000	RS-10	18,960 Square Feet	No	N/A	N/A	N/A	N/A
220220260000	RS-10	18,960 Square Feet	No	N/A	N/A	N/A	N/A
220220290000	CG-20	11,949 Square Feet	No	N/A	88-169	Complete	N/A
220220400000	RS-10	10,328 Square Feet	No	N/A	N/A	N/A	N/A
220220410000	RS-10	10,256 Square Feet	No	N/A	N/A	N/A	N/A
220230110000	RS-10	19,680 Square Feet	No	N/A	N/A	N/A	N/A
220230120000	CG-20	21,164 Square Feet	No	N/A	19-026	Expired	Required construction of commercial development to be completed by March 25, 2024. Lot still vacant and no administrative time extension requested.
240010190000	RS-10	33.087 Acres	No - This is a County Drainage Facility	N/A	N/A	N/A	N/A

TMK #	Zoning	Parcel Size (Square Feet/Acres)	Can the Lot be Subdivided?	# of Lots that can be Created by Subdivision	Rezone Ordinance #	Condition Status- Active/Expired/ Complete	Time Remaining to Perform Condition
240560190000	RS-10	3.802 Acres	No - Site of Kamana Senior Center	N/A	EO4001	N/A	N/A
240560210000	RS-10	6.5378 Acres	No-Site of Hale Olaola Public Housing (HPHA)	N/A	N/A	N/A	N/A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: January 16, 2025

Memorandum

TO: Jeffrey Darrow, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: CHANGE OF ZONE APPLICATION (PL-REZ-2024-000071)

Request: Single-Family Residential-10,000 Square Feet (RS-10) to General
Commercial-10,000 Square Feet (CG-10)

Applicant: Correa Ohana, LLC

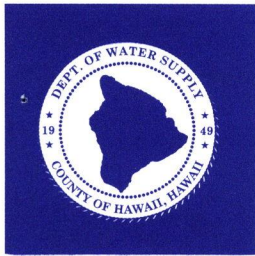
TMK: 2-2-022:022

We have reviewed your submittal dated December 20, 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. Driveway connection and construction within Kinoole Street shall conform to Chapter 22, County Streets, of the HCC.
5. Based upon the proposed zoning, we recommend that the applicant provide improvements to the subject's Kinoole Street frontage consisting of, but not limited to, updating the landscape planter within the concrete sidewalk by filling it with concrete in conformance with the current County standard, and any required utility relocation, meeting the requirements of the Americans with Disabilities Act. The current utility pole should not be impacted by the location of the proposed driveway as stated in HCC Section 22-4.9. These improvements should be at no cost to the County.

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

Planning Dept.
Exhibit 4



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

January 22, 2025

COH PLANNING DEPT
JAN 23 2025 PM 4:32

REC'D HAND DELIVERED

TO: Mr. Jeffrey Darrow, Director
Planning Department

FROM: Keith K. Okamoto, Manager–Chief Engineer

SUBJECT: **Change of Zone Application (PL-REZ-2024-000071)**
Request - RS-10 to CG-10
Applicant - Correa Ohana, LLC
Tax Map Key 2-2-022:022

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

Please be informed that there is an existing 5/8-inch meter serving the subject parcel, which is limited to an average daily usage of 400 gallons, which is suitable for only one (1) single-family dwelling.

Water can be made available from an existing 8-inch water line within Kino'ole Street, which fronts the subject parcel, in accordance with the Department's existing water availability conditions, which are subject to change without notice.

Therefore, pursuant to Rule 5 of the Department's Rules and Regulations, a copy of which is being forwarded to the applicant, a water commitment may be issued. Based on the 23 additional units requested in the proposed 24-unit apartment complex, the required water commitment deposit is \$3,450.00.

Remittance by the applicant of the deposit is requested as soon as possible so that a water commitment may be formally issued. The commitment will be in writing with specific conditions and effective dates stated. Please keep in mind that this letter shall not be construed as a water commitment. In other words, unless a water commitment is officially effected, water availability is subject to change without notice, depending on the water situation.

For the applicant's information, water service will be subject to the following conditions:

Planning Dept.
Exhibit 5

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

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

1. Construct necessary minimum water system improvements, which shall include, but not be limited to:
 - a. installation of a service lateral that will accommodate a 1½-inch meter,
 - b. installation of a reduced pressure type back flow prevention assembly (BFP) within five (5) feet of the meter on private property. The installation of the backflow prevention assembly must be inspected and approved by the Department,
 - c. cut and plug the existing 1-inch service lateral at the main,
 - d. a fire hydrant spaced no more than 300 feet apart and within 150 feet of the driveway or access to the lot, and
 - e. 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.

Submit construction plans and design calculations prepared by a professional engineer, architect, or land surveyor, registered in the State of Hawai'i, for review and approval.

2. Remit the prevailing facilities charge, which is subject to change, as follows:

FACILITIES CHANGE (FC):

1 st service paid	\$0.00
<u>23 additional units @ \$6,095.00/unit</u>	<u>\$140,185.00</u>
Total FC	\$140,185.00

This is due and payable upon completion of the installation of the required water system improvements, and prior to granting of water service.

For your information, water commitment deposits are credited towards the final facilities charge requirement for the development. Note that the amount of water commitment deposit may exceed the prevailing facilities charge amount; for example, when requests for time extensions continue and are approved. Until the development is finally completed, these are separate and unrelated items. In the event that water commitment deposits exceed the facilities charge, no refunds are applicable.

Mr. Jeffrey Darrow, Director
Page 3
January 22, 2025

3. Should it be necessary, submit the appropriate documents, properly prepared and executed, to convey the water system improvements and necessary easements to the Water Board of the County of Hawai'i prior to final subdivision approval being granted. A registered land surveyor shall stamp and certify the metes and bounds description within the conveyance documents. However, prior to water meter services being granted to the development, or any lots within, the conveyance documents shall be accepted by the Water Board.

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,

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

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

RQ:dfg

copy – Correa Ohana, LLC (w/copy of Rule 5 of the Rules and Regulations)

C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante Jr.
Managing Director



Wesley R. Segawa
Director

Craig Kawaguchi
Deputy Director

County of Hawai'i

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov
Ph: (808) 961-8083 · Fax: (808) 961-8086

MEMORANDUM

Date : January 16, 2025

To : Jeffrey Darrow, Director
Planning Department

From : Wesley R. Segawa, Director 
Department of Environmental Management

Subject : Change of Zone Application (PL-REZ-2024-000071)
Request: Single-Family Residential-10,000 Square Feet (RS-10) to General Commercial-10,000 Square Feet (CG-10)
Applicant: Correa Ohana, LLC
Tax Map Key (TMK): (3) 2-2-022:022, Waiākea, South Hilo, Hawai'i

The Solid Waste Division has reviewed the subject application and offers the following comments and/or recommendations (contact Gene Quiamas at the Solid Waste Division for details):

- ☒ No comments.
- ☐ Submit Solid Waste Management Plan in accordance with attached guidelines.
- ☐ Existing Solid Waste Management Plan shall be followed. Provide updates to the department on the status of the project.
- ☐ Other: _____

Applicant is reminded of the following requirements/restrictions:

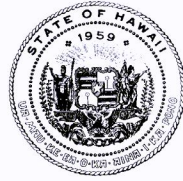
- ☒ Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use any of the 21 transfer stations for disposal.
- ☒ Acceptable construction and demolition waste is allowed only at the West Hawai'i Sanitary Landfill.
- ☒ Green waste is allowed only at the West Hawai'i Organics Facility or East Hawai'i Organics Facility, or other suitable diversion programs.
- ☒ Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- ☒ Ample and equal room should be provided for rubbish and recycling.

Planning Dept.
Exhibit 6

Hawai'i County is an Equal Opportunity Provider and Employer

The Wastewater Division has reviewed the subject application and offers the following comments and/or recommendations (contact Chris Sparber the Wastewater Division for details):

- () No comments.
- (X) Require connection of existing and/or proposed structures to the public sewer in accordance with Section 21-5 of the Hawai'i County Code.
- () Require Council Resolution to approve sewer extension in accordance with Section 21-26.1 of the Hawai'i County Code. Complete Sewer Extension Application.
- () Require extension of the sewer system to service the proposed subdivision in accordance with Section 23-85 of the Hawai'i County Code.
- () *Check or line out as applicable:* [] If required by the Director of the Department of Environmental Management ("Director of DEM"), [] applicant shall conduct a sewer study in accordance with the then applicable wastewater system design standards prior to approval to connect to the County sewer system. Applicant shall provide such sewer line or other facility improvements as the Director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project. Contact Wastewater Division Chief for details.
- () Sewer within private roadway shall be dedicated in accordance with Section 21-19 of the County Code. All WWD standards shall be followed, and County shall be held harmless for any roadway corridor repair in the event that repairs to County Sewer are completed.
- () Sewer within private roadway will not be dedicated in accordance with Section 21-19 of the County Code. Developer shall follow all local plumbing code requirements as required by Department of Public Works – Building Division.
- (X) Proposed activity may be subject to existing or future federal, state, or county regulation under Title 40 CFR 403.5, prohibiting discharge of certain pollutants into publicly owned treatment works. Contact the Hawai'i Department of Health for information regarding pretreatment standards.
- () Located in a high priority area to be sewerred based on _____.
- () No County sewer system in area. Applicant shall follow Department of Health regulations, and all other applicable federal, state, and county regulations. Located approximately 11 miles from nearest Hawai'i County Sewer System.
- (X) Other: Property is currently connected to the Hawai'i County Sewer System. Applicant shall conduct a sewer study in accordance with the applicable wastewater system design standards to show no adverse impact to the Hawai'i County Sewer System and obtain approval from the Director of DEM. Applicant shall provide such sewer line or other facility improvements as the Director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project. Contact Wastewater Division Chief for details.



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

MEMORANDUM

DATE: December 23, 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-2024-000071)
Request: Single-Family Residential-10,000 Square Feet (RS-10) to General
Commercial-10,000 Square Feet (CG-10) Applicant: Correa Ohana, LLC Tax
Map Key: (3) 2-2-022:022, 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.