

COUNTY OF HAWAI‘I PLANNING DEPARTMENT
BACKGROUND REPORT

DOUGLAS AND SHELLEY UYEDA
CHANGE OF ZONE APPLICATION NO. PL-REZ-2025-000075

DOUGLAS AND SHELLEY UYEDA have submitted an application for a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,778-square-foot parcel of land. The subject property is located at 461 Kehaulani Street, approximately 770 feet south of its intersection with West Kawailani Street, Waiākea Homesteads 1st Series, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-4-011:153.

PROPOSED ACTION

1. **Applicants’ Request:** The applicants are requesting a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,778-square-foot parcel of land. The RS (single-family residential) 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. As this change of zone request is from RS-15 to RS-10, only the density (minimum lot size) will change. All permitted uses in the RS district will remain the same. Requirements for establishing land uses in the RS zoning district, including a list of the variety of permitted land uses, are shown in Section 25-5-1 to 25-5-8 of the Zoning Code. **(Planning Department Exhibit 1 - Zoning Code Requirements for Single-Family Residential Districts)**
2. **Objective of the Request:** The purpose of the rezoning request is to allow for the subdivision of the 21,778 square-foot property into two lots, each with a minimum lot size of 10,000 square feet. This subdivision would separate the two existing single-family dwellings currently located on the property, enabling each dwelling to exist on its own lot. This change is primarily intended for estate planning purposes and does not involve any new development or changes to the existing use of the property.
3. **Construction Timetable and Cost:** Upon approval of the rezoning request, the applicant

plans to promptly file a subdivision application. Approval is anticipated within three years from the effective date of the requested zone change. As the applicant proposes a simple, two lot subdivision, the cost is estimated at \$20,000.

4. **Landowners:** Douglas and Shelly Uyeda.
5. **Supporting Information:** The applicants have submitted the attached in support of the request. (**Planning Department Exhibit 2 - Change of Zone Application Received January 15, 2025**)

STATE & COUNTY PLANS

6. **State Land Use District:** Urban.
7. **General Plan Land Use Pattern Allocation Guide (LUPAG) MAP:** Low Density Urban (ldu). These areas include residential uses, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre.
8. **County Zoning:** Single-Family Residential -15 000 square feet (RS-15).
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. **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 2 miles from the nearest coastline.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

11. **Subject Property:** The subject property is a 21,778-square-foot rectangular lot, level in topography, and situated at an elevation of 20 feet. It has been developed with two single-family homes: one is a 1,388 square-foot, 3-bedroom dwelling built in 1952, and the other is a 2,046-square-foot, 3-bedroom dwelling built in 1987 under Ohana Dwelling Permit No. 86-0092. Both homes are accessed via separate paved driveways from Kehaulani Street and the property is extensively landscaped.
12. **Surrounding Zoning/Land Uses:** The surrounding properties within the Waiākea Homesteads are predominantly zoned as Single-Family Residential (RS-10 and RS-15) and are primarily used for single-family housing. 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 of minimal flood hazard.
14. **Flora/Fauna Resources:** No formal flora/fauna study was submitted with the application. The applicants note the property has been extensively improved for residential uses since 1952 and given the urban 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 on the subject property because of extensive land alteration related to the development of two dwellings and landscaping already in place. Additionally, the applicants are unaware of any customary or Native Hawaiian cultural rights exercised within the subject property
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 Kehaulani Road, a County-maintained roadway with a roughly 16-foot-wide pavement and unimproved grass shoulders within an approximately 40-foot-wide right-of-way. According to Hawai‘i County Code Chapter 23 (Subdivision), a 50-foot right-of-way is required for minor streets, including Kahaulani Road. There are existing, paved driveway accesses to each of the existing dwellings on the property. 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.
18. **Water:** According to the Department of Water Supply (DWS), County water is currently servicing the two existing single-family dwellings via 2 existing water meters fronting the subject parcel. DWS indicates that the subdivision plat map will be required to show the existing services with the account or meter number indicated. According to the applicant, no further units of water are necessary to support the proposed 2-lot subdivision.
19. **Wastewater:** There is no municipal sewer system servicing the subject area. The two

- dwelling on the property are currently being serviced by existing, permitted cesspools.
20. **Solid Waste:** According to the applicants, solid waste will be handled through commercial haulers or disposal by the landowner into authorized landfill sites or transfer stations. Since no construction-related activities are associated with the requested action, all solid waste generated is domestic, household trash.
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 Water Supply: (Planning Department Exhibit 4 – March 17, 2025 letter)**
23. **Department of Health: (Planning Department Exhibit 5 – February 11, 2025 letter)**

AGENCIES – NO COMMENT/CONCERNS

24. Fire Department, Police Department.

AGENCIES – NO RESPONSE

25. Department of Public Works-Engineering Division, Department of Environmental Management, and Department of Land and Natural Resources.

RESPONSE TO AGENCY COMMENTS

26. Letter in Response to Agency Comments from Daryn Arai. Planning Consultant
(Planning Department Exhibit 6– April 21, 2025 letter)

PUBLIC COMMENTS

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

Section 25-4-68. Grounds for approval or denial.

The director shall approve an application for recognition of a de minimis structure position discrepancy unless:

- (a) The discrepancy is greater than the difference as allowed by the de minimis structure position discrepancy definition, or
- (b) The director finds that the improvement was placed with knowledge that it would violate the minimum yard or open space requirements; or
- (c) The improvement could be moved, or the discrepancy otherwise corrected, without significant expense, difficulty, or hardship to the applicant.

(2002, ord 02-70, sec 3.)

Section 25-4-69. Recognition of de minimis structure position discrepancy.

If the director accepts the application for recognition of de minimis structure position discrepancy, the director shall notify the applicant in writing that the discrepancy is not a violation of the zoning code and that it may remain in place without a variance.

(2002, ord 02-70, sec 3.)

Section 25-4-70. Disclosure.

A de minimis structure position discrepancy shall be disclosed by the owner to subsequent purchasers of the property in question.

(2002, ord 02-70, sec 3.)

Section 25-4-71. Appeals.

The director's decision with respect to a de minimis structure position discrepancy is appealable to the board of appeals.

(2002, ord 02-70, sec 3.)

Article 5. Zoning District Regulations.**Division 1. RS, Single-Family Residential Districts.****Section 25-5-1. Purpose and applicability.**

The RS (single-family residential) 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.

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

Section 25-5-2. Designation of RS districts.

Each RS (single-family residential) district shall be designated on the zoning map by the symbol "RS" followed by a number which specifies the required minimum building site area in thousands of square feet.

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

Section 25-5-3. Permitted uses.

- (a) The following uses shall be permitted in the RS district:
- (1) Adult day care homes.
 - (2) Apiaries.
 - (3) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
 - (4) Community buildings, as permitted under section 25-4-11.
 - (5) Crop production.
 - (6) Dwellings, single-family.
 - (7) Family child care homes.
 - (8) Group living facilities.
 - (9) Home occupations, as permitted under section 25-4-13.
 - (10) Meeting facilities.
 - (11) Model homes, as permitted under section 25-4-8.
 - (12) Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
 - (13) Public uses and structures, as permitted under section 25-4-11.
 - (14) Short-term vacation rentals situated in the general plan resort and resort node areas.
 - (15) Temporary real estate offices, as permitted under section 25-4-8.
 - (16) 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 RS district, provided that a use permit is issued for each use:
- (1) Bed and breakfast establishments as permitted under section 25-4-7.
 - (2) Care homes.
 - (3) Churches, temples and synagogues.
 - (4) Crematoriums, funeral homes, funeral services, and mortuaries.
 - (5) Day care centers.
 - (6) 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.
 - (7) Hospitals, sanitariums, old age, convalescent, nursing and rest homes.
 - (8) Medical clinics.
 - (9) Schools.
 - (10) Telecommunication antennas and towers.
 - (11) Yacht harbors and boating facilities.
- (c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the RS district.
- (1996, ord 96-160, sec 2; ratified April 6, 1999; am 2012, ord 12-28, sec 3; am 2014, ord 14-86, sec 3; am 2018, ord 18-114, sec 5; am 2019, ord 19-100, sec 3; am 2021, ord 21-26, sec 5; am 2024, ord 24-65, secs 7 and 10.)

Section 25-5-4. Height limit.

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

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

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

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

Section 25-5-6. Minimum building site average width.

Each building site in the RS district shall have a minimum average width of sixty feet, plus two feet for each five hundred square feet of required building site area in excess of seven thousand five hundred square feet, except that no building site shall be required to have an average width of more than one hundred fifty feet.

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

Section 25-5-7. Minimum yards.

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

- (1) On a building site with a required area of seven thousand five hundred square feet to and including nine thousand nine hundred ninety-nine square feet:
 - (A) Front and rear yards, fifteen feet; and
 - (B) Side yards, eight feet.
- (2) On a building site with a required area of ten thousand square feet to and including nineteen thousand nine hundred ninety-nine square feet:
 - (A) Front and rear yards, twenty feet; and
 - (B) Side yards, ten feet.
- (3) On a building site with a required area of twenty thousand square feet or more:
 - (A) Front and rear yards, twenty-five feet; and
 - (B) Side yards, fifteen feet.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 1997, ord 97-88, sec 1.)

Section 25-5-8. Other regulations.

- (a) There may be more than one single-family dwelling on each building site in an RS district provided there is not less than the required minimum building site area for each dwelling.
- (b) One guest house, in addition to a single-family dwelling, may be located on any building site in the RS district.
- (c) An accessory dwelling unit may be located on any building site in the RS district, as permitted under article 6, division 3 of this chapter.
- (d) If a legal building site in the RS district has less area or average width than is required, then the yard requirements for the building site shall be the same as in the RS district having the largest requirements for which the building site can comply.
- (e) Exceptions to the regulations for the RS district regarding heights, building site areas, building site average widths and yards, may be approved by the commission within a planned unit development, or by the director within a cluster plan development.

(1996, ord 96-160, sec 2; ratified April 6, 1999; am 2015, ord 15-33, sec 3; am 2024, ord 24-70, sec 8.)

January 15, 2025

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

Dear Director Darrow:

Subject: Change of Zone Application
Applicant: Douglas and Shelley Uyeda
Request: RS-15 to RS-10 to allow for proposed 2-lot subdivision with
minimum 10,000 square foot sized lots and its related improvements
TMK: 2-4-011:153; Waiakea Homesteads, 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 Douglas and Shelley Uyeda for a change of zone for 21,780 square feet of land to the Single-Family Residential (RS-10) zoning district in support of a proposed 2-lot subdivision that will separate the two existing single-family dwellings on this property. The subject property is located at along the eastern side of Kehaulani Street within a portion of Waiakea Homesteads, 1st Series, approximately 750 feet south from its intersection with Kawailani Street in the City of Hilo.

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 Background 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 subject property.

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

Sincerely,



Daryn Arai

copy via email: Douglas and Shelley Uyeda

CHANGE OF ZONE APPLICATION
Applicant: DOUGLAS and SHELLEY UYEDA
Request: RS-15 to RS-10

Tax Map Key: (3) 2-4-011:153
Waiakea Homsteads, 1st Series, Waiākea, South Hilo District
Hawai‘i Island

Prepared by: Daryn Arai, Planning Consultant
January 2025

CHANGE OF ZONE APPLICATION

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

APPLICANT: Douglas and Shelley Uyeda

APPLICANT'S SIGNATURE: (see attached letter) DATE: January 7, 2025

ADDRESS: 14361 Wyrick Avenue

San Jose, CA 95124-3640

LIST APPLICANT'S INTEREST IF NOT OWNER: _____

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

PHONE:(Bus.) (408) 203-9296 Douglas (Res.) _____ (Fax) dbuyeda@sbcglobal.net

LANDOWNER(S): Douglas and Shelley Uyeda

LANDOWNER SIGNATURE(S): (see attached letter) DATE: January 7, 2025

LANDOWNER(S) ADDRESS: 14361 Wyrick Avenue
(May be by letter)

San Jose, CA 95124-3640

REQUEST: Single-Family Residential (RS-15) TO Single-Family Residential (RS-10)

TAX MAP KEY: (3) 2 - 4 - 011 : 153
(Existing zoning) (Proposed Zoning)

STREET ADDRESS OF PROPERTY: 461 Kehaulani Street

Hilo, HI 96720

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: 21,780 square feet

AGENT: Daryn Arai

ADDRESS: PO Box 4501

Hilo, Hawaii 96720

email: Daryn.Arai@outlook.com

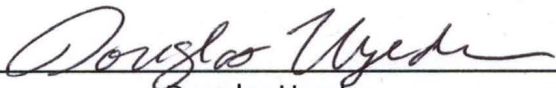
TELEPHONE:(Bus.) (808) 895-3218 (Res.) _____ (Fax) _____

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

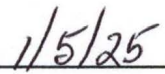
ORIGINAL: Applicants COPIES: Agent

TO WHOM IT MAY CONCERN:

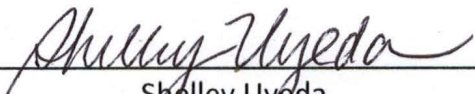
The undersigned below are the current owner of that 21,780 square foot property identified as TMK: 2-4-011:153 that is located at 461 Kehaulani Street within the Waiakea Homesteads, 1st Series in Waiakea, South Hilo. As owners of the subject property, I hereby authorize the filing of a Change of Zone application affecting the above-described property into the Single-Family Residential-10,000 square feet minimum lot size (RS-10) zoning district in order to facilitate its subdivision into two separate parcels. By this letter, I also authorize Daryn Arai, Land Use Planning Consultant, to assist us with the processing of this application before the County of Hawai'i.



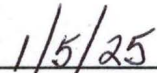
Douglas Uyeda



Date



Shelley Uyeda



Date

ATTACHMENT

Residential Rezoning

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? YES
- 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? 1/2-acre
- b. Into what lot sizes? min 10,000sf
- 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? 1 year
- d. Do you intend to build houses on the newly created lots? No
- if yes, please answer the following questions:
- on how many of those lots? _____
- At what approximate price range? House _____
- Lots _____
- Total _____
- Approximately how long, after approval of the subdivision, would the first house be available for occupancy? _____

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 lease the land to someone who has no plans? _____

d. Keep it? _____

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.

3. Do you think that your request and your further plans for the land will alleviate the local housing condition? _____

No

How?

4. Are there any buildings on the subject area? _____

YES

If so, what kind?

Two (2) single family dwellings, each with 3 bedrooms. One is a 1,388sf dwelling built in 1952 and the second is a 2,046sf dwelling built in 1987.

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

Both dwellings will be maintained and continue to be utilized.

5. Is the subject land currently being used for any agricultural activity? NO

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

6. To your knowledge, has there been any flooding and/or drainage problems on the subject area? NO

If so, please described the problem.

7. 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 load? YES

8. 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>

	<u>Yes</u>	<u>No</u>
f. Fire Protection	_____	<u>X</u>
g. Recreational Facilities	_____	<u>X</u>
h. Public Utilities	_____	<u>X</u>
i. Other	_____	<u>X</u>

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

Signature:

Douglas Upde

Address: 14361 Wyrick Avenue, San Jose CA 95124-3640

Telephone:

(408) 203-9296 (Douglas)

Date:

January 7, 2025

LIST OF SURROUNDING PROPERTY OWNERS WITHIN 300 FEET OF SUBJECT PROPERTY			
TAX MAP KEY	LANDOWNER(S) NAME	MAILING ADDRESS	
240110050000	HAMADA,CALVIN T/CAROLYN P TR	98-669 KUINI ST	AIEA HI 96701 2726
240110060000	MATSUI, HARVEY & YASUE	81A HOONANEA ST	HILO HI 96720 5413
240110060000	MATSUI,KENT M	64-5143 WHITE RD	KAMUELA HI 96743 8239
240110060000	KUHN,JONI S	94-317 NELEAU PL	MILILANI HI 96789 2166
240110070000	YAMACHIKA,HSIN-YI HUANG	CMR 415 BOX 5080	APO NY 09114 1051
240110080000	HATADA,STEPHEN MINORU	45 HOONANEA ST	HILO HI 96720 5413
240110080000	IGE,LINDSEY L	51 HOONANEA ST APT A	HILO HI 96720 5479
240110210000	SHIMODA,FAMILY TRST	52 HOONANEA ST	HILO HI 96720 5414
240110220000	FUJIUCHI,JUDITH M TRST	439 KEHAULANI ST	HILO HI 96720 5434
240110230000	IWAMASA,CORYN TAKEO	95-1006 KAILEWA STREET	MILILANI HI 96789 4286
240110240000	MIYASHIRO,DENNIS & ROBERTA TRUST	488 AINAKO AVE	HILO HI 96720 1635
240110250000	KAWAUCHI,DAVID & JAMIE	PO BOX 573	NAALEHU HI 96772 0573
240110250000	KIM-KAWAUCHI,DORAE	481 KEHAULANI ST	HILO HI 96720 5434
240110260000	LEONARD,KATHLEEN R TR	SR-ROADWAY	
240110470000	MATSUSHITA,LAYNE M & MASUDA,SHARILYN C	144 HOONANEA ST	HILO HI 96720 5416
240110630000	KAILIMAI,WESLEY K/PEARL H GRANTOR TR ATTN: CHARMIAN S SATO TRS	4891 NONOU RD	KAPAA HI 96746 1352
240110630000	KAILIMAI,PEARL H	430 KEHAULANI ST	HILO HI 96720 5435
240110640000	SEKOMOTO,LANCE K TR	438 KEHAULANI ST	HILO HI 96720 5435
240110650000	LOCKE TR ATTN JAMES L LOCKE JR & NANCY C LOCKE TRS	1384 HILLSIDE CIR	BURLINGAME CA 94010 6002
240110660000	KUALII,THOMAS M L,TR	482 KEHAULANI ST	HILO HI 96720 5435
240110670000	HARA,SHERWOOD & MARGARET	PO BOX 612	HANAPEPE HI 96716 0612
240110710000	MANOUKIS,NICHOLAS CHIRIVASB & GRAB,VALERIE JANE	472 KEHAULANI ST	HILO HI 96720 5435
240111090000	LIU/YUAN,FAMILY TR C/O ZHE LIU & XIAOGUANG YUAN CO-TRS	11803 LEIGH RIVER ST	BAKERSFIELD CA 93312 5706
240111350000	MURAYAMA,GENE & FUSAYE	437 NOHEA ST	HILO HI 96720 5453
240111360000	WATANABE,MYLES & CORY	27-507 KALAOA CAMP RD	PAPAIKOU HI 96781 7727
240111370000	DELUZ,DONNA L	PO BOX 6989	HILO HI 96720 8937
240111380000	NEKOB,A,DENNIS & SUSAN	98-759 NAALII ST	AIEA HI 96701 2742
240111380000	MIYAO,SANDRA E TR	465 NOHEA ST	HILO HI 96720 5453
240111390000	HIGA,SHIGEO ROY & ETHEL	PO BOX 15	PEPEEKEO HI 96783 0015
240111400000	SHIROMA,HOWARD/CULLIS,MONICA TRST	2910 EUGENE PL	HONOLULU HI 96816 1707
240111410000	DEMELLO,JUSTIN	491 NOHEA ST	HILO HI 96720 5453
240111560000	LEONARD,KATHLEEN R TR	94 HOONANEA ST	HILO HI 96720 5414
240111620000	HAMADA FAMILY c/o EVA YURIKO NISHINA	1552 KAUPILI PL	HILO HI 96720 3365
240111650000	EVANS,LUCKANA W	PO BOX 201	PAPAIKOU HI 96781 0201
240111700000	FUKUMOTO,BRICE & DAVID WARREN	581 KAMOKU ST APT 2308	HONOLULU HI 96826 5211
240111930000	HIROTA,SHUSO & KONISHI,KAREN Y TR	SR-ROADWAY	
240111940000	HATADA,ISAMU & HATSUMI	SR-ROADWAY	
240112070000	SHIMODA,WENDY F TRST	3138 WAIALAE AVE APT 1013	HONOLULU HI 96816 1544
240112090000	NAKAGAWA,SANDRA & NATHLIE	499 KEHAULANI ST	HILO HI 96720 5434
240112100000	MATSUI,CURTIS & CHARLOTTE	111 HOONANEA ST	HILO HI 96720 5415

DESCRIPTION FOR CHANGE OF ZONE PURPOSES

LOT A

Being a Portion of Lot 712-A
(Grant 9102 to Mary Kahalaikulani Silva)
Waiakea Homesteads, First Series
Situated at Waiakea, South Hilo, Island of Hawaii, Hawaii

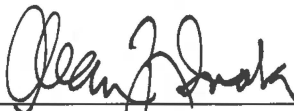
Beginning at the northwest corner of this parcel of land and on the east side of Kehaulani Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 12,509.78 feet South and 8,042.10 East, thence running by azimuths measured clockwise from True South:

1. 265° 40' 115.00 feet along a portion of Lot 712-A, (Grant 9102 to Mary Kahalaikulani Silva);
2. 355° 40' 189.38 feet along portion of Lot 712-A (Grant 9102 to Mary Kahalaikulani Silva);
3. 85° 40' 115.00 feet along Lot 12-A, being also a portion of Lot 712-A (Grant 9102 to Mary Kahalaikulani Silva);
4. 175° 40' 189.38 feet along east side of Kehaulani Street to the point of beginning and containing an area of 21,778 Square Feet, more or less.

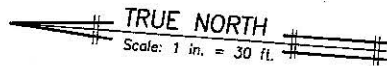
273 Waianuenue Ave.
Hilo, Hawaii 96720
August 14, 2024



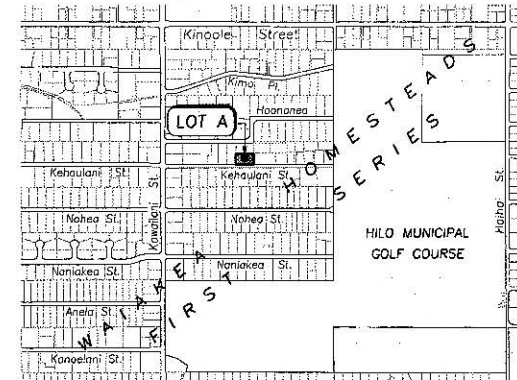
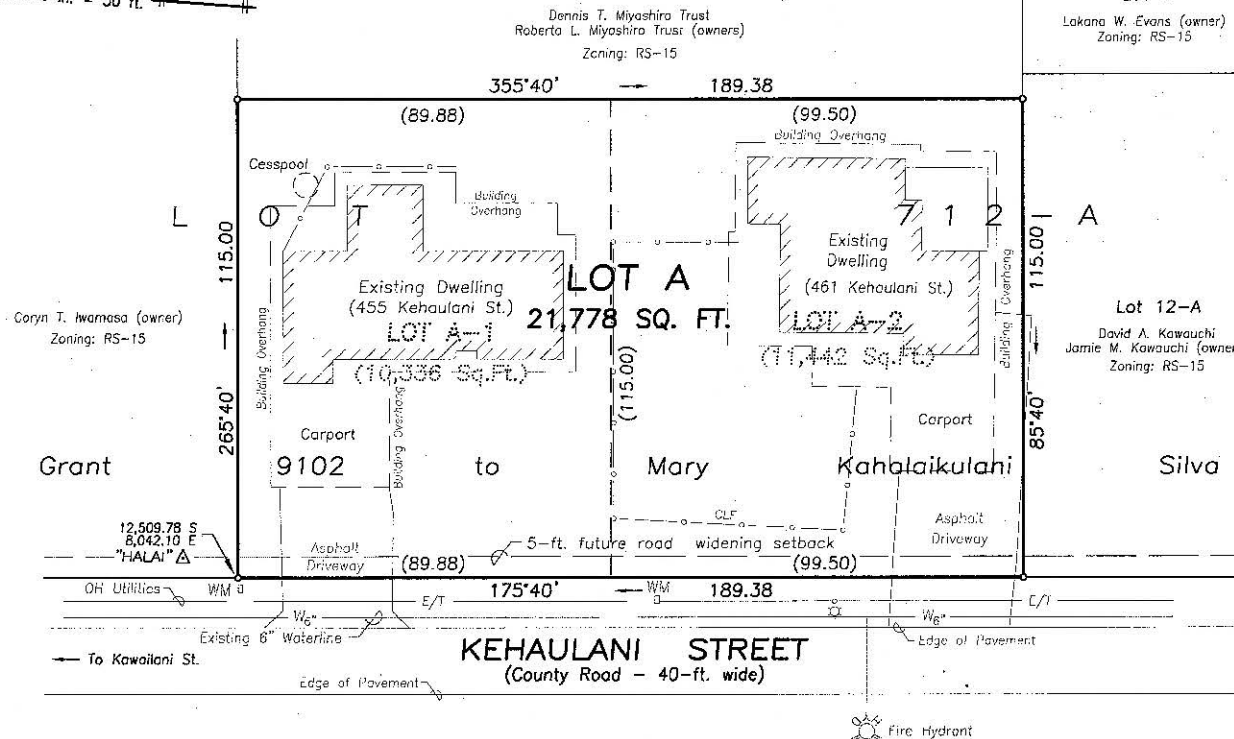
INABA ENGINEERING, INC.


Alan Z. Inaba
Licensed Professional Land Surveyor
Certificate No. 5626
License Expires: April 30, 2026

Tax Map Key: 3rd DIV. 2-4-011:153



Scale: 1 in. = 30 ft.



LOCATION MAP

Not to Scale

LEGEND:

- CLF Chainlink Fence
- OH Overhead
- WM Water Meter
- E/T Electric / Telephone
- W₆ Waterline and Pipe Size
- Chainlink Fence
- ☆ Street Light

OWNERS:

Douglas B. Uyeda
Shelley Mae Uyeda
14361 Wyrick Ave.
San Jose, CA 95124-3640

NOTES:

1. Azimuths and coordinates referred to Government Survey Triangulation Station "HALAI".
2. Names of adjoining owners as posted on County of Hawaii, Real Property Tax Division website.
3. Flood Zone designation X (Areas determined to be outside the 0.2% annual chance floodplain).
4. All adjacent lots zoned Residential 15,000 (RS-15) unless otherwise noted.
5. This map prepared from compiled data. Location of all improvements shown are approximate and transposed from map by others.
6. Proposed subdivision lots configuration and areas subject to change.

CHANGE OF ZONE MAP

Single Family Residential - 15,000 Sq.Ft. (RS-15)
to Single Family Residential - 10,000 Sq.Ft. (RS-10)

LOT A

PORTION OF LOT 712-A

(Grant 9102 to Mary Kahalaikulani Silva)

WAIAKEA HOMESTEADS, FIRST SERIES

WAIAKEA, SOUTH HILO, ISLAND OF HAWAII, HAWAII

TAX MAP KEY: 3rd DIV. 2-4-011:153



This work was prepared by
me or under my supervision.

Alan Z. Inaba

August 14, 2024
IEI #24033

H:\SUBD\Hilo\Uyeda\Wkst

Size: 11"x17" = 1.3 Sq.Ft.

INABA ENGINEERING, INC.
273 Waiuanuenue Ave. * Hilo, Hawaii 96720



ENVIRONMENTAL REPORT

In support of

CHANGE OF ZONE APPLICATION

Applicant: DOUGLAS and SHELLEY UYEDA

Request: RS-15 to RS-10

Tax Map Key: (3) 2-4-011:153
Waiakea Homsteads, 1st Series, Waiākea, South Hilo District
Hawai‘i Island

Prepared by: Daryn Arai, Planning Consultant
January 2025

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**COUNTY ENVIRONMENTAL REPORT
IN SUPPORT OF CHANGE OF ZONE APPLICATION FOR
DOUGLAS AND SHELLEY UYEDA**

Affecting Tax Map Key: (3) 2-4-011: 153; Waiakea Homesteads, 1st Series, Waiākea, South Hilo

A. DETAILS OF PROPOSED USE / DEVELOPMENT

1. Applicant's Request

Douglas and Shelley Uyeda, husband and wife, hereinafter collectively referred to as "Applicants", are requesting a change of zone for 21,780 square feet of land from a Single Family Residential-15,000 square feet minimum lot size (RS-15) to a Single-Family Residential-10,000 square feet minimum lot size (RS-10) zoning district in order to allow for the subdivision of the subject property into 2 lots, each of which will accommodate one of the two existing single-family dwellings for estate planning purposes.

2. Location of Property

The subject property is located within the City of Hilo to the north of the Hilo Municipal Golf Course, along the east (makai) side of Kehaulani Street approximately 750 south of its intersection with Kawailani Street, and identified as TMK: 2-4-011:153 (refer to Figure 1 - Location Map and Figure 2 - Tax Map below).

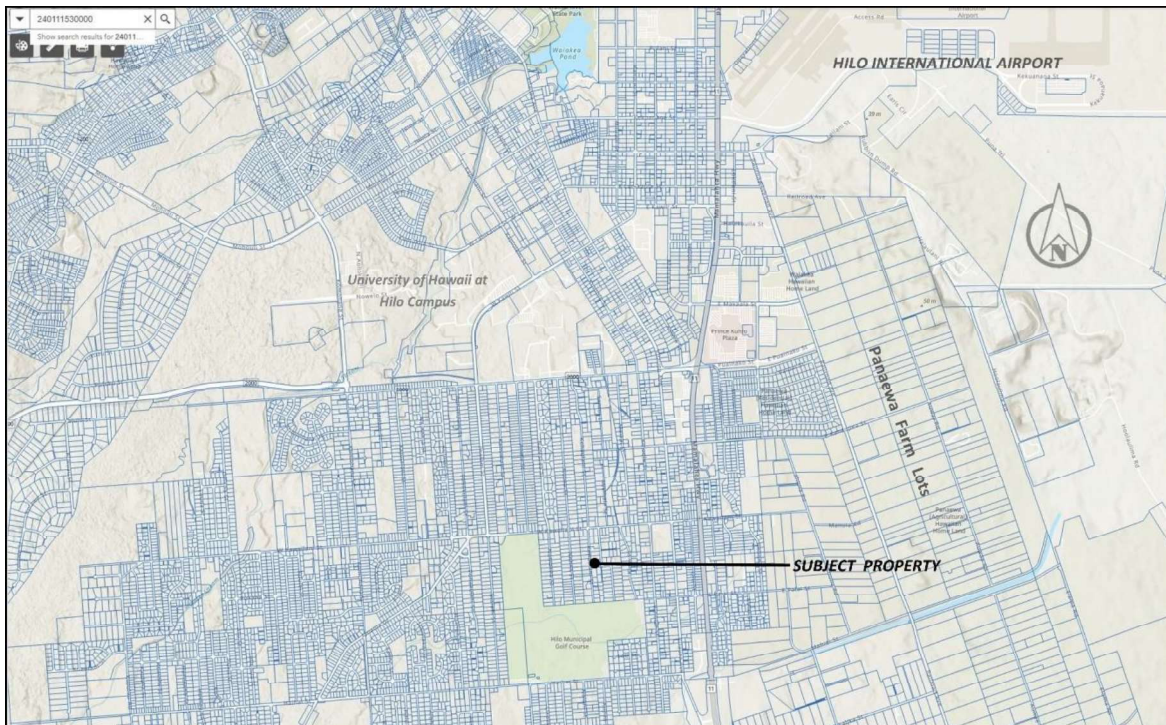
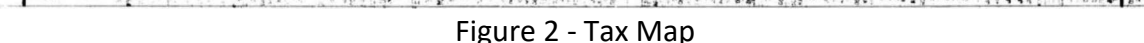


Figure 1 - Location Map



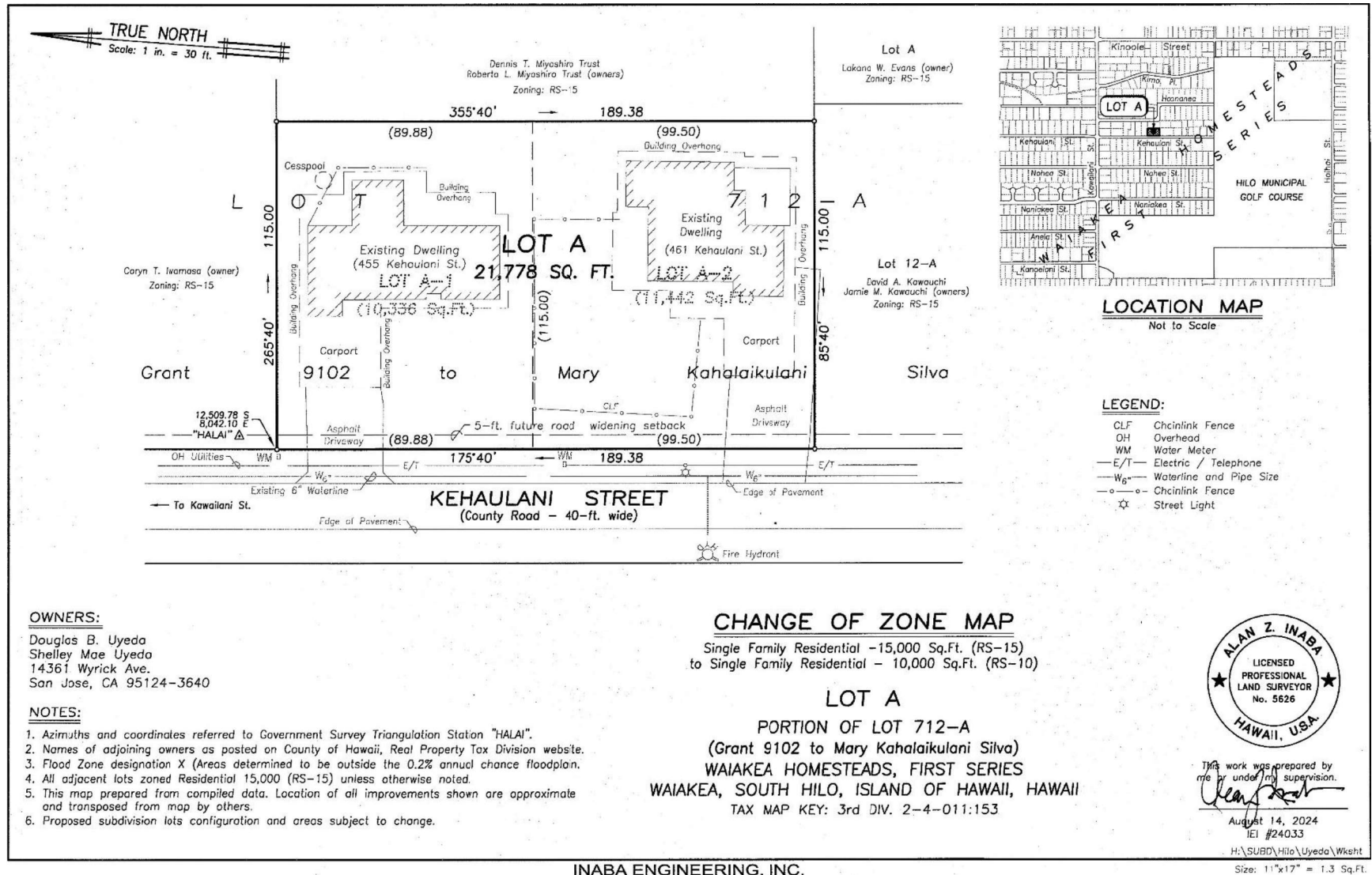
3. Statement of Objectives and reasons for the request

The purpose for the requested change of zone is quite simple and straight forward; to allow for the subdivision of the 21,780 square-foot property into two lots, each of which will maintain a minimum lot size of 10,000 square feet and accommodate one of two existing single-family dwellings that currently reside on the parent parcel.

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

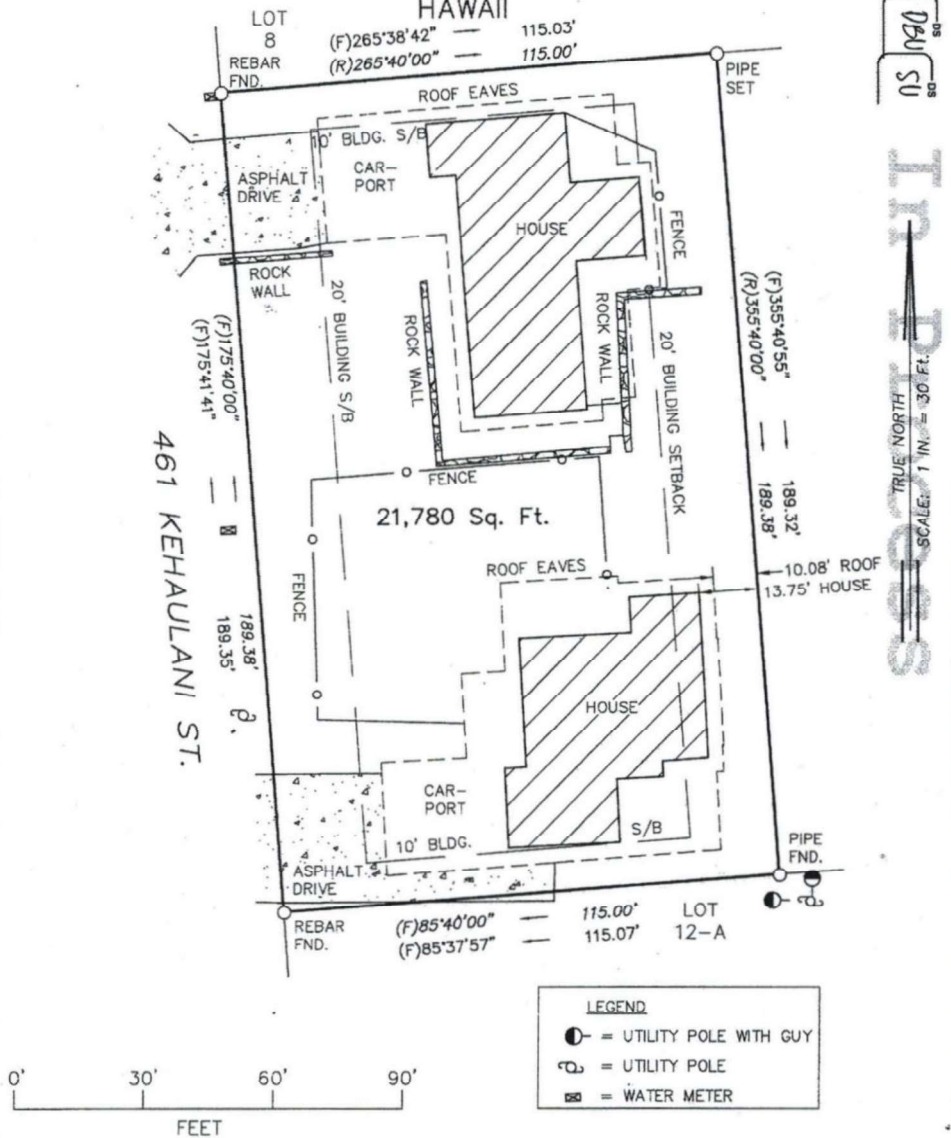
- a. Proposed Subdivision: subdivision of 21,780 square-foot property into two lots, each of which will maintain a minimum lot size of at least 10,000 square feet in order to properly site the existing single-family dwellings and conform with required minimum yard setbacks.
- b. Existing site improvements:
 - i. No site development or improvements are proposed as part of this change of zone action.
 - ii. Existing 3-bedroom, 1,388 square-foot single-family dwelling located in southern portion of subject property within proposed Lot A-2 was completed in 1952. Portion of this dwelling extends into minimum rear yard setback as shown on Figure 4 – Existing Conditions. This structure is considered a “nonconforming building”, meaning it remains lawfully in existence pursuant to HCC §25-4-61.
 - iii. Existing 3-bedroom, 2,046 square-foot single family dwelling located on proposed Lot A-1 was completed in 1987. There are existing paved access driveways to both existing dwellings from Kehaulani Street.
 - iv. The subject property, and likewise the two existing single-family dwellings and the two proposed lots, are currently served by all necessary utilities and services, such as electricity, water, cable, telephone and wastewater disposal (cesspool).
 - v. There are two existing cesspools on the subject property, each individually serving one of the existing single-family dwellings. Department of Health has confirmed that these cesspools have been located within their records and may continue to be utilized to support the wastewater needs of each existing single-family dwelling. Please see attached communication with the Department of Health shown as **Exhibit A**.

Figure 3 - Site and Proposed Subdivision Plan



**EXISTING CONDITIONS UPON A 21,780 S.F. LOT
POR. LOT 212-A, WAIAKEA HMSTDS., 1st SERIES**

WAIAKEA, SOUTH HILO, ISLAND OF HAWAII



NOTES:

1. The features shown hereon were located by an actual field survey completed on April 27, 2016.
2. This map shows, "the location of any improvements in the vicinity of perimeter property lines", (K-2).
3. Field measured dimensions (F) are within acceptable tolerances as compared to record dimensions (R) for land of this type and in this subdivision.
4. The attached Report pertains to improvements near property lines and County building setbacks.

This work was prepared by me or under my direct supervision

Niels Christensen

Niels Christensen
Licensed Professional Land Surveyor
License Number 9077



**The Independent
Hawaii
Surveyors, LLC**

P.O. BOX 577
Hilo, HI 96721
Phone 808 959-0360
FAX 808 959-0353
info@hawaiiboundary.com



Date: April 28, 2016
Drawing: JOB11324.dwg
TMK: (3) 2-4-11: 153

19°35.898'N, 154°56.433'W COUNTY GIS

Figure 4 – Existing Site Conditions

5. Timeframe and cost

Upon approval of the change of zone request, the Applicant will promptly file a subdivision application with approval anticipated within three years from the effective date of the requested zone change. Associated cost is minimal, probably less than \$20,000, as the subdivision action is to simply place each existing single-family dwelling onto its own separate parcels.

B. HISTORICAL PROPERTY INFORMATION

6. September 1939: Land Patent No. 9102

Subject property part of a larger 10-lot subdivision of a portion of Waiakea Homesteads, Lot 712-A, which consisted of lots at least 20,000 square feet in size.

7. April 25, 1949: Subdivision No. 126

The subject property was the result of a consolidation of two adjoining properties and its reconfiguration into two separate lots, the Subject Property (Lot A) and Lot B.

8. September 10, 1986 – Ohana Dwelling Permit 86-92

Issuance of Ohana Permit (see **Exhibit B**) to allow construction of a second single family dwelling on the subject property, which was subsequently completed in 1987.

C. LAND USE AND OTHER REGULATORY CONSIDERATIONS

8. State Land Use Designation: Urban

The subject property, and most of the immediately surrounding area within this particular section of the City of Hilo, is situated within an area designated for Urban uses by the State Land Use Commission, as shown on Figure 5 – State Land Use

9. Current County Zoning: Single-Family Residential-15,000sf minimum lot size (RS-15)

This particular single family residential neighborhood consist of lots predominately zoned RS-15, with selected areas zoned for RS-10. (see Figure 6 - Current Area Zoning) The concurrency provision of Section 25-2-46 of the Hawaii 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.

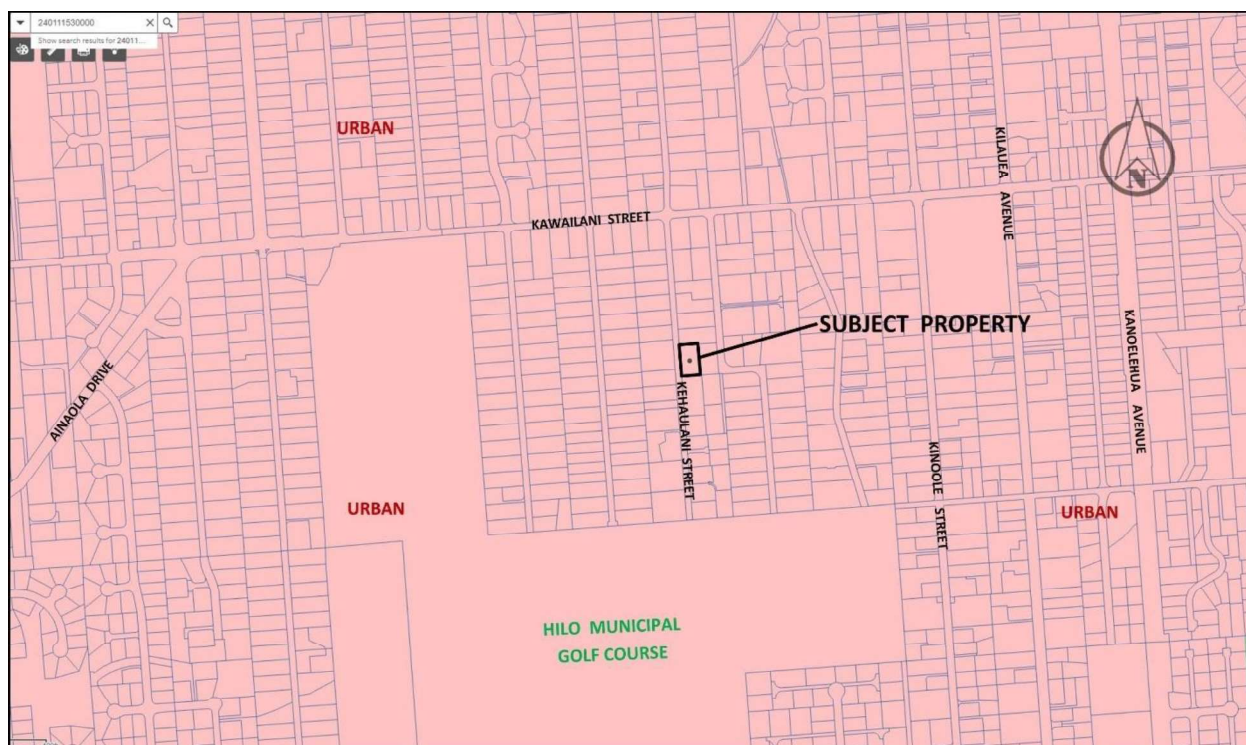


Figure 5 – State Land Use



Figure 6 – Current Area Zoning

10. General Plan Land Use Pattern Allocation Guide (LUPAG) Map: Low Density Urban

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 Low Density Urban uses according to the County's Geographic Information System (GIS), which allows for residential uses, with ancillary community and public uses, and neighborhood and convenience-type commercial uses with overall residential densities up to six units per acre. (see [Figure 7-General Plan LUPAG Map](#))



Figure 7 – General Plan LUPAG Map

11. 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.

12. 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 2 miles from the nearest SMA boundary situated near Waiākea Pond and the Wailoa State Park complex.

D. DESCRIPTION OF PROPERTY AND SURROUNDING AREA

13. Subject Property

The property is rectangular in shape and 21,780 square feet in size and fully improved with two existing single-family dwellings and related improvements and extensive landscaping. (see Figure 8 - Aerial Site Map)

14. Surrounding Zoning/Land Uses

The subject property is located along the eastern side of Kehaulani Street within a portion of the Waiakea Homesteads, an extensive single family residential area within the City of Hilo consisting of hundreds of single-family dwellings situated on lands zoned for single family residential uses with minimum lot sizes ranging between 10,000 and 15,000 square feet, as shown on Figure 6 - Current Area Zoning.

15. FIRM

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

16. Flora/Fauna Resources

No professional flora or faunal surveys were conducted of the site due to the extensively improved nature of the subject property as homesites, with related structural improvements and extensive landscaping.

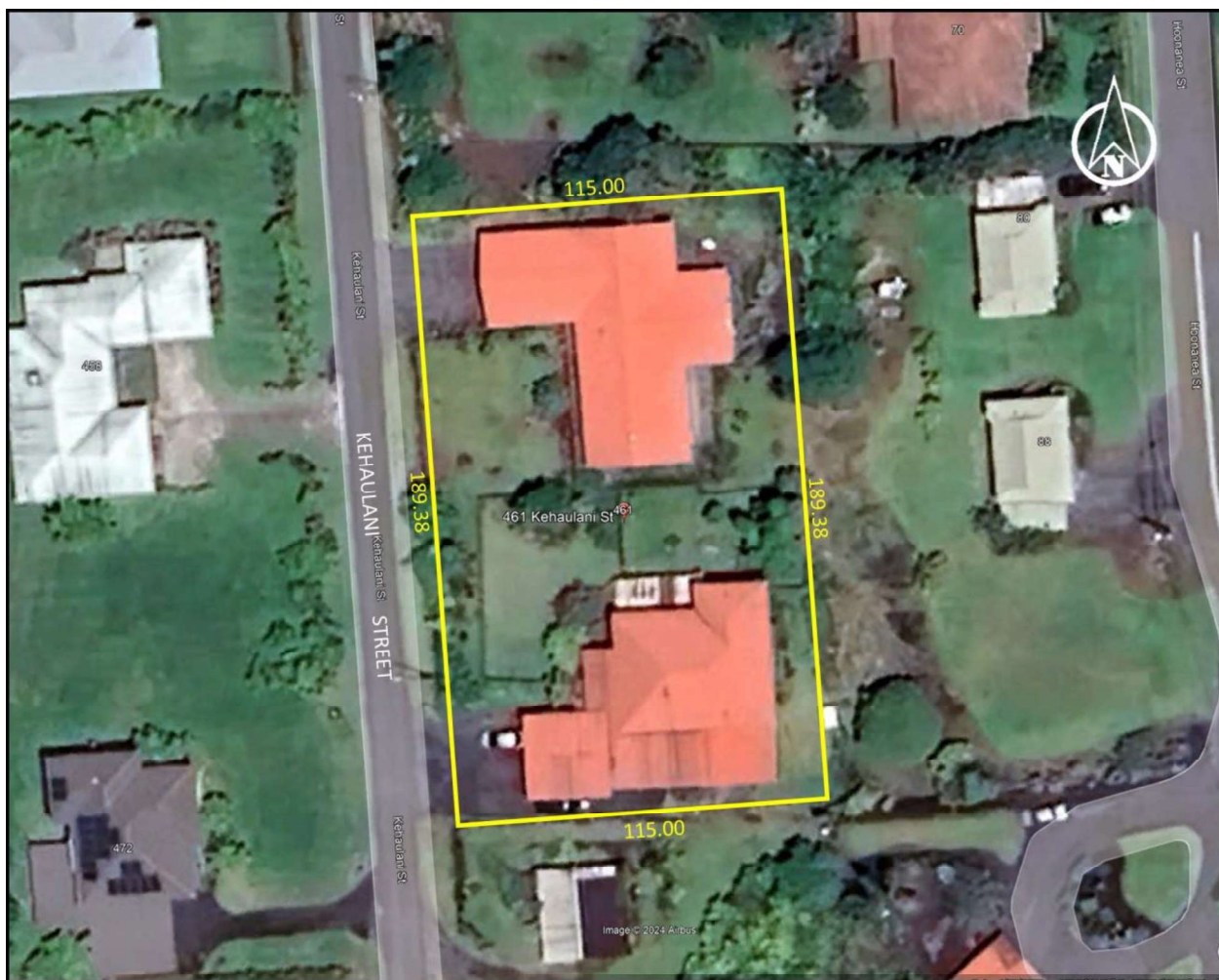


Figure 8 – Aerial Site Map

17. Archaeological Resources

No archaeological features are known to exist on the subject property due to the extensively improved nature of the subject property as homesites, with related structural improvements and extensive landscaping. 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.

18. 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 current and historical use as homesites and its extensively improved condition.

19. Public Access

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

E. PUBLIC UTILITIES AND SERVICES

22. Access:

Access to the subject property is from Kehaulani Road, a County-maintained roadway with a roughly 16-foot wide pavement and unimproved grassed shoulders within an approximately 40-foot wide right-of-way.

23. 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 2 lot subdivision to allow for each lot to accommodate one of the two existing single-family dwellings, a TIAR was not performed as the project does not invoke the County's concurrency requirements.

24. Water

County water is currently servicing the two existing single-family dwellings via two (2) existing water meters. No further units of water are necessary to support the proposed 2-lot subdivision.

25. Wastewater

There is no municipal sewer system servicing the subject area. The two existing single-family dwellings are currently being serviced by existing cesspools.

26. Solid Waste

Solid waste will be handled through commercial haulers or disposal by the landowner into authorized landfill sites or transfer stations. Since no construction-related activities are associated with the requested action, all solid waste generated is domestic, household trash.

27. Essential Utilities and Services

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

28. Public Safety

The subject property, being located within the City of Hilo, is adequately serviced by existing public safety facilities, such as Fire Station No. 3 on Haihai Street about 1.5 miles away and the main Police Department located about 3.1 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].

F. STATEMENT IN SUPPORT OF CHANGE OF ZONE REQUEST

20. 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 Low Density Urban uses which typically consist of residential units with a unit density of up to six (6) units per acre of land, with ancillary community and public uses, and neighborhood and convenience-type commercial uses. While the change of zone request is consistent with the LUPAG map designation for this particular area of Waiakea Homesteads, the intent of this specific change of zone request is to separate two (2) existing single-family dwellings situated within the 21,780 square-foot property into their own separate properties. Physically, the net effect of this change of zone request will result in no change of use of the existing property.

Given the LUPAG Map designation of Low Density Urban for this particular area of Waiakea Homesteads, the requested change of zone would be consistent in maximizing choices of single-family residential lots for our island residents by breaking a larger lot with two existing homes into separate homesites, making it more affordable given today's real estate prices.

Overall, the requested change of zone to a Single-Family Residential-10,000 square-foot minimum lot size (RS-10) zoning district would be appropriate land use pattern in this particular area simply because the existing use of the property will continue as residential homesites should this change of zone request be approved.

21. PUBLIC SERVICES AND UTILITIES

Access to the subject property is provided by Kehaulani Street, a County-maintained roadway having a pavement width of approximately 16 feet within a 40-foot wide right-of-way. Each existing single-family dwelling is access via separate paved driveways from Kehaulani Street. While Kehaulani Street is substandard in width of both the right-of-way and travel lanes and shoulder improvements from that of current requirements for local streets, this particular rezoning request will not result in the increase in overall residential unit density due to site limitations and wastewater disposal requirements that would largely confine any use of the proposed lots to one single-family dwelling unit per lot, which is reflective of the current situation.

County water is currently servicing both existing single-family dwellings on the subject property. No further water service is necessary. Wastewater is currently being accommodated by two existing cesspools.

As the property is very flat and extensively improved for single-family residential uses and landscaped, there are no severe geological or topographical problems within the subject property that cannot be properly rectified or which 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.
- this request will also conform to the following relevant goals and policy

22. 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 2 miles 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 with two single-family dwellings and 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.

23. CONCLUSION

Based on the discussion above, the Applicant find that approval of this Change of Zone request from a Single Family Residential-15,000 square feet minimum lot size (RS-15) to a Single-Family Residential-10,000 square feet minimum lot size (RS-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.

RE: Location of existing cesspools on TMK: (3) 2-4-011:153 - 455 & 461 Kehaulani Street in Hilo

From Enos, Kaylin <kaylin.enos@doh.hawaii.gov>
Date Mon 2/26/2024 4:04 PM
To Daryn Arai <Daryn.Arai@outlook.com>
Cc Douglas Uyeda <dbuyeda@sbcglobal.net>

Hi Daryn,

No cesspool recertification is needed. Once Mr. Uyeda receives the new Tax Map Key (TMK) and physical address, please contact me so I can update the cesspool cards information in our database.

Thank you,
Kaylin Enos
Office Assistant
State of Hawaii, Department of Health
Wastewater Branch – Hilo Office
1582 Kamehameha Ave.
Hilo, HI 96720
Phone: 808-933-0401
Fax: 808-933-0400

For all **HILO IWS requests – TMKs (3) 1, 2, 3, 4, 9-4 to 9-9**, please email kaylin.enos@doh.hawaii.gov

For all **KONA IWS requests - TMKs (3) 5, 6, 7, 8, 9-1 to 9-3**, please email wwbkona@gmail.com

For all **KONA CIR submittals**, please email wwbkonaiws@gmail.com

DISCLAIMER REGARDING PUBLIC RECORDS REQUESTED

All of the information has been summarized from the public records kept at the Health Department. Users must understand the information may change periodically. Users should not rely on this information as legal documentation. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation.

Please Note:

Our jurisdiction does not extend to properties serviced by sewer. To see if you are serviced by sewer, check your water bill for a sewer charge or check if you receive a sewer bill. Any complaints or questions related to wastewater issues on these properties should be directed to the relevant county department or private sewer system provider.

From: Daryn Arai <Daryn.Arai@outlook.com>
Sent: Monday, February 26, 2024 3:48 PM
To: Enos, Kaylin <kaylin.enos@doh.hawaii.gov>
Cc: Douglas Uyeda <dbuyeda@sbcglobal.net>
Subject: [EXTERNAL] Location of existing cesspools on TMK: (3) 2-4-011:153 - 455 & 461 Kehaulani Street in Hilo

Aloha Kaylin,

Thank you for your assistance to Mr. Uyeda and myself regarding the existence of existing cesspools on the above-described properties.

While you were able to locate a cesspool card for the 1987 dwelling, your hard investigative work located another cesspool card associated with a "Robert Ishimaru" on a property that appears to be associated with an existing cesspool servicing the 1949 dwelling (shown as built in 1952 on tax records).

I was able to locate the attached field record for this property from the County Real Property Tax Division. The record shows a Sanji and Kiyoko Ishimaru as owners of this property. I also located an obituary for Sanji "Robert" Ishimaru. So I hope that collectively, this information confirms that 1949 cesspool card as being associated with this property. If satisfactory, could you confirm that no cesspool certification will be required for the subdivision of this property into two individual lots, each with one of the existing single family dwellings that will not be enlarged.

Let me know if you have any questions or require additional information.

Mahalo!
Daryn

Daryn Arai
Mobile: (808) 895-3218

EXHIBIT A

Obituaries

Monday, November 26, 2001

Adelaida Querubin Anes, 77, of Pearl City, died Nov. 15. She was born in the Philippines. She is survived by sons Robert "Bobby" and Adolfo, daughters Yolanda Tagomori and Marilyn Anes, sister Elena Malata, nine grandchildren and seven great-grandchildren. Services: 10:30 a.m. Friday at Borthwick Mortuary. Call after 8:30 a.m. Burial: 1 p.m. Friday at Hawaii State Veterans Cemetery. Casual attire.

Elaine "Aunty Uku" Elizabeth Kealiwahinemahiai Keao De Coito, 75, of Haleiwa, a retired warehouse supervisor at Haleiwa Supermarket after 43 years, died Nov. 15. She was born in Waialua. She is survived by husband Roy Sr.; son Roy Jr.; daughters Rawleen Fisher, Rawlette Kraut and Rawvern Kaluhiokalani; brother Elmer Keao; sister Edna Blankenship; nine grandchildren; and two great-grandchildren. Services: 7 p.m. Thursday at Mililani Mortuary, Mauka Chapel. Call after 6 p.m. Additional services: 10:30 a.m. Friday at the chapel. Call after 9 a.m. Burial: 11 a.m. Friday at Mililani Memorial Park. Casual attire.

Mary Gomes, 77, of Kaneohe, died Nov. 17. She was born in Kahuku. She is survived by husband Walter Sr.; son Walter Jr.; daughters Marilyn Correa, Shirley Eskildsen and Mary Salvador; brothers Herbert Miranda and Clarence Miranda; sister Violet Vierra; five grandchildren; and eight great-grandchildren. Services: 10:30 a.m. Wednesday at Mililani Mortuary, Makai Chapel. Call after 9 a.m. Burial: 11 a.m. Wednesday at Mililani Memorial Park. Casual attire.

Raymond Koon You Hee, 82, of Kaneohe, a retired painter, died Nov. 19 in Reno, Nev. He was born in Honolulu. He is survived by wife Sue, daughters Patricia Kamiya and Pamela Iwamoto, brother Richard and seven grandchildren. Services: 6:30 p.m. Wednesday at Hawaiian Memorial Park Mortuary. Call after 5:30 p.m. Inurnment: 10 a.m. Thursday at Hawaiian Memorial Park. Casual attire. No flowers.

Rogers "Paku" Hose, 67, of Kaaawa, a retired equipment operator at Pearl Harbor Naval Shipyard Shop 72, died Nov. 11. He was born in Kohala, Hawaii. He is survived by wife Irene; daughter Irene Ilalio; brothers Edmund, Henry, Charles, Roland, Thomas and Alexander; and sisters Beverly, Nancy, Lydia, Mildred and Lucy. Services: 7 p.m. Friday at Hawaiian Memorial Park Mortuary. Call after 6 p.m. Additional services: 10:30 a.m. Saturday at the mortuary. Call after 9 a.m. Burial: noon Saturday at Hawaiian Memorial Park.

Bob Sanji Ishimaru, 86, of Hilo, a retired shop superintendent at Jas W. Glover Ltd., died Wednesday in Hilo Medical Center. He was born in Hilea, Hawaii. He is survived by wife Lorraine K., daughters Carole A. Ishimaru and Roberta Miyashiro, son Randy, brother Tommy, sister Violet Ahuna and four grandchildren. Services: 11 a.m. Saturday at Dodo Mortuary Chapel. Call after 9:30 a.m. Cremation to follow. Casual attire.

September 10, 1986

Mr. and Mrs. Robert Ishimaru
461 Kehaulani Street
Hilo, HI 96720

Dear Mr. and Mrs. Ishimaru:

Ohana Dwelling Permit (OD 86-92)
Tax Map Key: 2-4-11:153

The subject application has been reviewed by the concerned agencies and we find:

1. The subject tax map key parcel is served by an acceptable street;
2. The subject application can meet with the State Department of Health wastewater treatment and disposal systems requirements;
3. The copy of the document(s) relating to the subject tax map key parcel to establish title and exhibits contained therein do not include any deed restriction or covenant to prohibit the construction of the requested ohana dwelling addition; and,
4. The submitted site plan denotes two off-street parking stalls on the property.

In view of the above, by this letter, you are hereby granted permission to construct the Ohana Dwelling, subject to the following condition(s):

- (a) The building permit for the Ohana Dwelling shall be secured within two (2) years of the date of this letter or Permit. If the applicant and/or owner fails to secure a building permit within this period, permission to construct the subject ohana dwelling shall be deemed void. A time extension may be granted for good cause, provided, the permittee and/or owner applies in writing at least forty-five (45) calendar days before the expiration of the two (2) year period.

EXHIBIT B

SEP 11 1986

Mr. and Mrs. Robert Ishimaru
Page 2
September 10, 1986

- (b) Off-street parking space for two vehicles is designated on the submitted site plan to fulfill the Ohana Dwelling parking requirement. Said space may not be employed for storage or other use unless and until approved alternative parking arrangements are established.
- (c) The site plan and/or construction drawings submitted with the building permit shall denote the required two (2) off-street parking spaces.
- (d) The ohana dwelling shall conform to all requirements of codes and statutes pertaining to building construction.
- (e) State Department of Health comment dated September 5, 1986, states: "Please identify location of existing private sewage disposal system." Therefore, denote existing cesspool location on appropriate building plans submitted for building permit.
- (f) This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements, including but not limited to those of the Planning Department, Department of Public Works, and State Department of Health.

Please bring or attach a copy of this Permit to expedite processing the building plans and building permit application to construct the ohana dwelling. Should you have any questions regarding the above, please feel free to contact either Masa Onuma or William Yamanoha of my staff at 961-8288.

Sincerely,



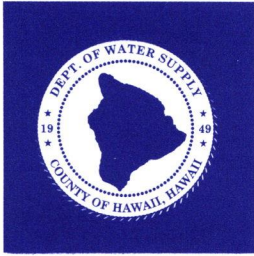
ALBERT LONO LYMAN
Planning Director

WRY:wk

cc: Department of Health,
Chief Sanitarian
Department of Public Works
Real Property Tax Division

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
240111650000	RS-15	18,900 Square Feet	No	N/A	N/A	N/A	N/A
240110050000	RS-15	18,305 Square Feet	No	N/A	N/A	N/A	N/A
240110060000	RS-15	20,472 Square Feet	No	N/A	N/A	N/A	N/A
240110070000	RS-15	33,333 Square Feet	Yes	2	N/A	N/A	N/A
240110080000	RS-15	33,333 Square Feet	Yes	2	N/A	N/A	N/A
240110210000	RS-15	20,001 Square Feet	No	N/A	N/A	N/A	N/A
240110220000	RS-15	21,022 Square Feet	No	N/A	N/A	N/A	N/A
240110230000	RS-15	21,022 Square Feet	No	N/A	N/A	N/A	N/A
240110240000	RS-15	20,265 Square Feet	No	N/A	N/A	N/A	N/A
240110250000	RS-15	28,560 Square Feet	No	N/A	N/A	N/A	N/A
240110260000	Road Lot	5,706 Square Feet	No	N/A	N/A	N/A	N/A
240110470000	RS-15	18,841 Square Feet	No	N/A	N/A	N/A	N/A
240110630000	RS-15	18,180 Square Feet	No	N/A	N/A	N/A	N/A
240110640000	RS-15	18,180 Square Feet	No	N/A	N/A	N/A	N/A
240110650000	RS-15	36,360 Square Feet	Yes	2	N/A	N/A	N/A
240110660000	RS-15	18,180 Square Feet	No	N/A	N/A	N/A	N/A
240110670000	RS-15	27,270 Square Feet	No	N/A	N/A	N/A	N/A
240110710000	RS-15	18,180 Square Feet	No	N/A	N/A	N/A	N/A
240111090000	RS-15	9,090 Square Feet	No	N/A	N/A	N/A	N/A
240111350000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111360000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111370000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111380000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111390000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111400000	RS-15	19,980 Square Feet	No	N/A	N/A	N/A	N/A
240111410000	RS-15	11,655 Square Feet	No	N/A	N/A	N/A	N/A
240111530000	RS-15	21,780 Square Feet	No	N/A	N/A	N/A	N/A
240111560000	RS-15	18,900 Square Feet	No	N/A	N/A	N/A	N/A
240111620000	RS-15	18,841 Square Feet	No	N/A	N/A	N/A	N/A
240111700000	RS-15	18,180 Square Feet	No	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
240111930000	Road Lot	4,311 Square Feet	No	N/A	N/A	N/A	N/A
240111940000	Road Lot	4,311 Square Feet	No	N/A	N/A	N/A	N/A
240112070000	RS-15	22,046 Square Feet	No	N/A	N/A	N/A	N/A
240112090000	RS-15	15,000 Square Feet	No	N/A	N/A	N/A	N/A
240112100000	RS-15	20,000 Square Feet	No	N/A	N/A	N/A	N/A



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

March 17, 2025

COH PLANNING DEPT
MAR 18 2025 PM4:20

TO: Mr. Jeffrey Darrow, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: **Change of Zone Application (PL-REZ-2025-000075)**
Applicant – Douglas and Shelley Uyeda
Request – Single-Family Residential-15,000 Square Feet (RS-15) to Single-Family Residential-10,000 Square Feet (RS-10)
Tax Map Key 2-4-011:153

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

Please be informed that there are two (2) existing services fronting the subject parcel capable of supporting a proposed 2-lot subdivision (Account Nos. 160-61705 and 160-61710), which is limited to an average daily usage of 400 gallons per account, which is suitable for only one (1) single-family dwelling each.

During the subdivision process, we will require that the plat map show the existing services with account or meter number.

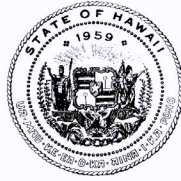
Should there be any questions, please contact Ms. Robyn Matsumoto of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

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

RM:klcm

copy – Mr. Douglas Uyeda and Mr. Shelley Uyeda
Mr. Daryn Arai, Planning Consultant



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

MEMORANDUM

DATE: February 11, 2025

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Change of Zone Application (PL-REZ-2025-000075)
Applicant: Douglas and Shelley Uyeda
Request: Single-Family Residential-15,000 Square Feet (RS-10) to Single
Family Residential-10,000 Square Feet (RS-10)
Tax Map Key: (3) 2-4-011:153, 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.

Daryn Arai
Land Use Planning Consultant

April 21, 2025

Mr. Jeffrey Darrow, 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-2025-000075
Applicant: Douglas and Shelley Uyeda
TMK: 2-4-011:153, Waiākea, South Hilo, Hawai'i

Thank you for providing the Applicant with comments received from the various reviewing agencies regarding the subject application, to which we provide the following responses for your consideration.

Department of Health (memo dated February 11, 2025)

The Applicant acknowledges the Department of Health no longer provides individual comments to agencies or project owners to expedite the land use review process. This being said, the Applicant anticipates that this project will not present any environmental health concerns with regulatory implications. Both existing homes are serviced by individual cesspool systems compliant with State Department of Health regulations. No additional homes are contemplated at this time.

The proposed 2-lot subdivision is purely for estate planning purposes, with no land alteration activities contemplated. Therefore, the Applicant anticipates no compliance issues relating to clean air, safe drinking water, and sanitation issues.

The subject property is not situated within proximity to a public water well and resides below the Underground Injection Control line. Therefore, the proposed 2-lot subdivision will not compromise groundwater resources or public water systems.

Department of Water Supply (letter dated March 17, 2025)

The Department of Water Supply (DWS) confirmed current individual water service to the two existing homes. The Applicants will ensure that the subdivision process include a plat map identifying these existing services with their respective account or meter numbers.

Fire Department (email dated February 12, 2025)

The Applicants acknowledge that the Fire Department had no comments on the subject change of zone application.

Police Department (memo dated February 13, 2025)

The Applicant acknowledges the response from the Police Department that it does not anticipate any significant project-related impact to traffic nor does it have any public safety concerns.

The Applicants note that comments have not been yet been received from the State Department of Land and Natural Resources, the Department of Public Works and the Department of Environmental Management. Given the extensively improved nature of the subject property as a homesite accommodating two single-family dwellings for the past 38 years, the Applicants anticipates that the proposed 2-lot subdivision for estate planning purposes will not have an adverse effect upon any natural or historic resources, and will not deprive anyone from access to any resources associated with any native Hawaiian cultural practices.

In matters of typical concern to the Department of Public Works, the project site is not subject to any FEMA-designated floodways nor existing watercourses or drainageways. As no improvements are proposed, there are no concerns regarding erosion and sedimentation effects associated with the subject property. Kehaulani Street, as an existing County-maintained roadway, has adequately supported the traffic demands associated with the two existing homes over the past 38 years, a situation that will not change as a result of the change of zone request since no additional dwellings are proposed.

And finally, in matters of typical concern to the Department of Environmental Management, the subject property is not serviced by the County's sewer system and will rely on the existing cesspools serving each existing home, both of which have been appropriately documented by the State Department of Health. All solid waste generated by the two existing dwellings are being disposed of at the Hilo Transfer Station by residents of each existing single-family dwelling located on the subject property.

Mr. Jeffrey Darrow, Planning Director
Page 3 of 3
April 21, 2025

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

copy via email: Douglas and Shelley Uyeda