

COUNTY OF HAWAI'I PLANNING DEPARTMENT
BACKGROUND REPORT

LAURA OLSON, DAVID OLSON AND CALLA PELTIER-OLSON
SPECIAL PERMIT APPLICATION NO. PL-SPP-2025-000111

LAURA OLSON, DAVID OLSON AND CALLA PELTIER-OLSON are requesting a Special Permit to establish and operate a one-bedroom bed and breakfast with a maximum of 5 guests and a wedding venue with a maximum of 10 guests on a 3.003-acre property within the State Land Use Agricultural District. The subject property is located at 92-8486 Tiki Lane, on the east (Nā'ālehu) side of Tiki Lane, midway between Keaka Parkway and Walaka Drive, Hawaiian Ocean View Estates, Ka'ū, Hawai'i, TMK: (3) 9-2-095:016.

APPLICANTS' REQUEST

1. **Request:** To establish and operate a one-bedroom bed and breakfast with a maximum of 5 guests and a wedding venue with a maximum of 10 guests on a 3.003-acre property. Weddings will take place on a 962-square foot area of the property with an additional 5,858-square foot parking area. The venue will include an arch decorated with native flora and greenery and the applicants' home or a temporary popup tent will provide space for guests to get ready. The applicants also intend to offer refreshments such as fruit, tea and coffee purchased from local farmers. The applicants will also offer an approximately 205-square foot detached bedroom of the existing 2-bedroom dwelling for overnight accommodation as a bed & breakfast with the owners residing in the other bedroom.
2. **Reasons for Request:** The applicants believe there is a lack of venues to host an affordable nano-wedding. Recognizing this need, the applicant envisions the creation of a low-impact wedding venue area, designed to accommodate up to 10 guests. The goal is to provide a unique and intimate wedding experience that incorporates culture and traditions. Additionally, the applicants intend for the proposed use to provide supplemental income.

The applicants plan to prepare the property to host events and guests as soon as the Special Permit is approved

3. **Hours of Operation:** Hours of operation for the wedding venue will be Friday, Saturday and Sunday between 10:00 am and 6:00 pm, with the bed and breakfast operating daily.
4. **Staff:** The three applicants will operate the events and the bed and breakfast.
5. **Landowners:** Laura Olson, David Olson and Calla Peltier-Olson.
6. **Supportive Information:** The applicants have submitted the attached in support of the request: **(Planning Department Exhibit 1 – Special Permit Application received on January 7, 2026).**

DESCRIPTION OF STATE & COUNTY PLANS

7. **State Land Use District:** Agricultural.
8. **General Plan Land Use Pattern Allocation Guide (LUPAG) Map:** Rural.
9. **County Zoning:** Agricultural-1 acres (A-1a).
10. **Community Development Plan (CDP):** The Ka'ū CDP was adopted by Ordinance No. 17-66, which became effective on October 17, 2017. The subject property is designated Rural in the Regional Land Use Policy Map for Ka'ū.
11. **Special Management Area (SMA):** The permit area is located approximately 6 miles from the nearest coastline; thus, it is not located within the SMA.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

12. **Subject Property:** The subject, 3.003-acre property is rectangular in shape and located at 92-8486 Tiki Lane within the Ocean View subdivision. A permitted dwelling, garage, shed and a variety of fruit trees inhabit the property.
13. **Surrounding Zoning and Land Uses:** The surrounding properties are zoned Agricultural-1 Acres (A-1a) and contain single-family residences or remain vacant. The closest dwelling is approximately 400 feet away from the permit area.
14. **USDA Soil Survey Report:** The soil of the project site is listed as Kapua-Lava flows complex, 2 to 10 percent slopes. This soil type is made from organic material over a'ā lava flows, and it is considered well-drained with a high runoff class and is not considered prime farmland.

15. **Flood Insurance Rate Map (FIRM):** Zone “X,” determined by FEMA to be an area of minimal flood hazard.
16. **Land Study Bureau’s Overall Productivity Rating:** “E” or Very Poor.
17. **Agricultural Lands of Importance to the State of Hawai’i (ALISH):** Undesignated by the ALISH.
18. **Flora and Fauna Resources:** No professional floral or faunal survey was conducted for the permit area. The property has been cleared for residential development, with the remainder mostly in its natural state. Faunal resources include occasional mouflon sheep. As to floral resources, the site hosts common and invasive vegetation, 7 mature ‘ōhi’a trees, 1 koa tree, 1 strawberry guava tree, 1 white guava tree, mandarin tree, banana trees, macadamia trees, sapote tree, mango trees, lime tree, cashew tree, lemon tree, ‘a’ali’i and various shrubs and grasses.
19. **Archaeological Resources:** No archaeological studies by the applicants were conducted for the project area; however, the applicants note that the property has already been cleared and graded, which reduces the likelihood of discovering any intact archaeological resources. Many of the surrounding properties have been developed with residences further reducing the likelihood of discovering any intact archaeological resources.
20. **Valued Cultural Resources:** According to the applicants, no known archaeological sites, historical, or cultural resources are known to be located on the property. However, the applicants understand that a series of protocols for managing unexpected discoveries of archaeological or historical significance including cessation of work, notification of authorities, and professional assessment are to be followed.
21. **Public Access:** There is no known public access of any known trails, paths, walkways, that traverse through the permit area in order to reach the shoreline or mountain.

PUBLIC SERVICES AND FACILITIES

22. **Access/Traffic:** The property will take access from Tiki Lane via a gravel driveway. Tiki Lane is a 40-foot-wide right-of-way with an approximate 20-foot-wide pavement with striping and is privately owned and maintained by HOVE Road Association. The

applicants will provide parking at the front left corner of the property for guest parking as required by the zoning code. According to the applicants, the events are not expected to cause a significant increase in traffic, as they will occur outside of peak traffic hours and be limited to a maximum of 10 guests.

23. **Water:** Water for the subject property is provided by 3 catchment tanks for a total of 32,000 gallons. Based on staff conversations with the applicant, bottled water will be purchased and provided if requested.
24. **Wastewater:** There is no county sewer system in the area. The applicant utilizes a septic system approved by the Department of Health with sufficient capacity to support the existing use. Guests will utilize the bathroom in the main dwelling structure.
25. **Other Essential Utilities and Services:** Electrical and telephone service are available to the site. Police services are located in Kaʻū which is 14 miles away. Fire and medical services are located in Pahala and is approximately 25 miles away.

AGENCY COMMENTS

26. **Department of Finance-Real Property Division: (Planning Department Exhibit 2 – December 31, 2025 Memo)** The applicant made the tax payment mentioned in this memo on January 8, 2026.
27. **State Department of Health: (Planning Department Exhibit 3 – December 31, 2025 Memo)**
28. **Department of Public Works-Building Division: (Planning Department Exhibit 4 – January 7, 2026 Memo)**

AGENCIES – NO COMMENT OR CONCERN

29. Police Department, State Office of Planning, Department of Land and Natural Resources-Land Division and Engineering Division.

AGENCIES/ASSOCIATION – NO RESPONSE

30. Department of Public Works-Engineering Division, Department of Environmental Management, Fire Department, State Land Use Commission, State Department of Agriculture, and HOVE Road Association.

PUBLIC COMMENTS

These public comments are being included from the superseded application PL-SPP-2025-000096, which proposed a wedding venue but no bed and breakfast operation.

31. **Email dated September 15, 2025, from David and Barbara Breskin to Planning Department (Planning Department Exhibit 5)**
32. **Letter dated October 6, 2025, from Damian Eatinger to Planning Department (Planning Department Exhibit 6)**
33. **Letter dated October 16, 2025, from Damian Eatinger to Planning Department (Planning Department Exhibit 7)**

Description of Proposed Use

Bed & Breakfast-Small Intimate Personal Wedding Space

Updated proposed venue operation use:

Here is the proposed information regarding the Bed & Breakfast & Small personal intimate nano wedding venue. We would like to provide for couples seeking a ceremony that is meaningful, affordable, and ethically sound, the shift from a massive commercial event to an eco-green nano wedding—defined as an ultra-intimate celebration with ten or fewer guests—presents a compelling and superior alternative. Our wanting to do this venue is primarily driven by three core factors: dramatic environmental reduction, profound financial freedom, and unmatched personal intimacy.

I would like to perform, as a licensed minister in the state of Hawaii Eco -Green NANO weddings. A nano wedding is even smaller than most weddings performed, with no more than 10 guests max, often, just the couple getting married, witnesses and or close family. Live streaming the wedding-Eliminates "Invite Guilt": You don't have to feel bad about trimming your in-person guest list because everyone who matters can still be part of the moment virtually as well as being better on the environment with less travel emissions (the single largest factor in a wedding's footprint) are drastically reduced.

My husband, myself and possibly our daughter would be operating this wonderful space and offer guests a unique, intimate and small wedding experience, along with a B&B for the guests and or bride and groom if they wish to relax and enjoy the island. Also, we would hope the B&B will keep us busy on the non wedding season. We would love to be able to offer our property for visitors to stay and enjoy the island. Also, incorporating culture and traditions with less of a carbon footprint on the Island.

Neighbor Impact Minimization Statement

"Our property operates with deep respect for the surrounding community. We intentionally limit event size, control noise, restrict parking to on-site areas, and use sustainable and low-impact practices. Our goal is to be a positive, quiet, and environmentally responsible presence in the neighborhood while providing guests with meaningful travel and celebration experiences."

**Bed & Breakfast + Eco-Friendly Wedding Venue

Neighborhood Protection Policies & Rules**

1. Guest Capacity Limits

Maximum overnight guests: 5 people.

Maximum wedding/event guests: 10 people (small-scale, intimate events only).

Capacity limits are strictly enforced to prevent noise, traffic congestion, and parking overflow into neighboring properties.

2. Noise Control Policies

Quiet Hours: 9:00 p.m. – 8:00 a.m. (or follow county regulations if stricter).

Music:

In acoustic form only during events, ending no later than 6 p.m.

Volume must remain at a level that cannot be heard beyond property boundaries. Allowed for ceremonies and receptions (ukulele, guitar, light vocals). No drum kits, DJs, or large sound systems.

Sound monitoring: We will perform periodic perimeter checks during events.

Repeated noise concerns may result in event termination.

3. Parking & Traffic Management

All guests must park on the property in designated parking areas.

No street parking to respect neighborhood access and avoid congestion.

Carpooling is required for events with more than 6 guests.

Shuttle service encouraged for wedding parties staying off-site.

Delivery and vendor vehicles must follow pre-approved schedules to minimize disruption.

4. Event Timing Restrictions

Wedding ceremonies may be held between: 10:00 a.m. – 6:00 p.m.

No late-night receptions or loud afterparties permitted.

Set-up and breakdown must occur during daytime hours only.

5. Eco-Friendly & Low-Impact Practices

Outdoor lighting is shielded and kept low to prevent light spill into neighboring homes and protect local wildlife.

All events follow zero-waste guidelines, including:

Reusable dinnerware

Compostable or biodegradable décor

No fireworks, sparklers, Chinese lanterns, or anything that can create noise or fire risk.

Landscaping uses native plants to preserve local ecosystems and reduce irrigation impact.

6. Outdoor Area Use

Outdoor spaces may be used for ceremonies, photos, and dining, but must follow noise and time restrictions.

No outdoor amplified speeches or announcements

7. Guest Conduct Rules

Guests must behave respectfully to surrounding neighbors at all times.

Smoking allowed only in designated areas far from property lines.

No trespassing on neighboring land; signage will be posted.

Drunken, disruptive, or unsafe behavior is prohibited and may result in immediate removal.

8. Vendor Guidelines

Vendors (caterers, musicians, photographers) must follow all venue rules, including noise and timing regulations.

All vendors must be approved in advance to ensure compliance with eco-friendly and low-impact practices.

9. Communication With Neighbors

A dedicated contact number is provided for neighbors concerns during events.

I will respond promptly to any complaints or issues.

10. Compliance and Enforcement

My Husband & I will be on-site during all events to ensure rules are followed.

Violations may result in early event closure, forfeited deposits, and refusal of future bookings on the property.

Policies will be updated periodically based on community feedback and local regulations.

Aloha Bed & Breakfast is a boutique, island-inspired lodging experience located in Ocean View Hawaii, designed for travelers seeking authentic hospitality and a peaceful escape from traditional resort environments. Rooted in the spirit of aloha, our B&B blends comfort, cultural immersion, and natural beauty to create a warm and memorable stay.

Market Opportunity

Hawaii welcomes millions of travelers each year, with rising demand for boutique and culturally authentic accommodations. Travelers increasingly favor unique stays that offer connection — not crowds.

What We Would Offer

2-5 guests can sleep in our uniquely styled guest room area with tropical garden views and stunning views of South Point.

Simple Continental style breakfast featuring Kona coffee, Mamaki tea and a sealed packaged baked good

Personalized itinerary support and curated cultural experiences (lei-making, advice to connect guests to local tours and restaurants we would recommend)

Complimentary beach gear and information recommending local beaches and markets

Why We're Different

A personalized, home-like atmosphere compared to large-scale resorts

Deep integration with Hawaiian culture and local businesses

Eco-conscious operations that honor the environment

A quiet, intimate experience ideal for couples, solo travelers, and adventurers

Ocean View Events-small eco green wedding venue, we would have them down in our back property area, that over looks South Point. We would have a simply decorated arch, with native flora and greenery from my property or purchased from local vendors. We would offer our permitted home space that is fixed up very cute for them to get ready and offer fruit, tea and coffee only.

Reason for asking for a special permit is so I can offer my services, a small unique intimate experience for people who can't afford a big wedding, with incorporating the native plants, culture, surrounding views and traditional wedding ceremonies and of course make a little bit of money to survive, my husband is a retired Fire captain and can no longer work- So, I am constantly doing some type of hustle to make ends meet.

Our plan to do this would not effect our surrounding area, in fact we host a lot of family BBQ's that have more people then our plan to host 10 people max and under for a small wedding. We also, on many occasions include the neighbors at our personal BBQ's. We have never had any problems with noise and keep in mind the properties are not in close proximity, compared to most towns. We are 3 acres and only use about 1/4 of it.

Archaeological and Historic Resources: no known documentation on our property for Archaeological or historic resources.

Valued Cultural Resources: Our proposed Nano venue will not effect any Hawaiian rights, we do not have any medicinal plants or ki leaf, chord, or thatch.

Floral and Faunal Resources: Our property does have Ohia trees in the Canyon and a few spread out around, approximately 7 Ohia trees, 1 koa tree in the middle of the orchard, 1 Strawberry guava (1white Guava)

Fauna: Mouflon Sheep, pass through the canyon

Public Access: Tiki Lane is a public Road and our property will not effect that. With 10 or few vehicles.

Description of access: Access to our property of proposed small venue, is off a public road -Tiki Lane then turn into our driveway or second parking area.

Traffic Impacts: Proposed use of nano vent would not impact traffic of ten or less vehicles on the few days of operation. We currently have that many on occasions for neighbors and friends visiting for BBQ.

Availability of Utilities: We currently have Hawaiian Electric, 3 oversized Catchments, & Permitted septic.

One of the reasons I feel the proposed use would not effect the chapter 205 and our request is a reasonable use is: We do not do any cultivation of our Ag land and all of our neighbors around proposed land use for the nano weddings, do not harvest or have high capacity cultivation of any kind.

Our proposed use would not burden any public agency for it is absolutely less then 10 people.

Parking: Parking for under 10 guests would not be a problem. We have a second driveway right off the main road with lots of room to park on the 3 acres. However, currently we have it blocked off -for riff raff have used it in the past to rob us. We now have security for safety.

Focus on personalization: I would like to incorporate unique and meaningful touches that reflect the island and offer to help teach the bride to present a traditional hula to the family and groom, and I could assist in that as its a tradition of my family on Maui has done for many weddings. I would also like to offer the bride and crew a flower lei making sessions that they would wear during the ceremony and possible show them around to see all the native flowers and plants used in the process for the family, witnesses and couple.

Hours of operation: would be limited to Fridays and weekends- Starting in the late afternoon between 1:00 pm and 6:00 pm. Flexibly is important as well: While some people may have fixed timelines, others may have specific needs.

Venue rules: Its essential to communicate and carefully agree to specific operating hours, parking rules to park only on our designated parking area and restrictions of our quiet space and their specific needs of all involved and no more then 10 guests allowed.

Getting Ready: Couples may need to arrange for early access if they plan on using to property to get cleaned up and ready for pre-wedding preparations.

Hawaii's requirements: for performing a ceremony and license. I have included a copy my minister credentials, a good standing letter and license from the state of Hawaii

Description of property: 92-8486 Tiki Lane, Ocean View Hawaii 96737 This 3 acres has a main house with two bedrooms, two bathrooms and a kitchen that is permitted. The property has plenty of places to wash or use a restroom. Outdoor shower if needed too, to get cleaned up.

State County Plans AffectingThe Request:

Surrounding zoning & land use -A-1A zoning is primarily for agricultural purposes

Thank you for reviewing our application for this special permit. The proposed small wedding venue is believed to be a valued asset to those that can't afford a big wedding and also teaching some culture on this property we believe to be very special and important. It would be operated in a responsible manner that respects the land and the neighbors. We believe the small wedding venue aligns with the goals of this property, your department and this vibrant community in Ocean View.

Thank you for your time and expertise,
Truly- Laura, David & Calla Olson

OUR PARCEL ID: 920950-160000
Parcel ID - 920950160000
Alt Id - 920950160000
Address - 92-8486 TIKI LANE
Owner - OLSON,DAVID PATRICK
OLSON,LAURA MICHELLE

PELTIER-OLSON,CALLA NICOLETTE
Acres - 3.003

SITE PLAN

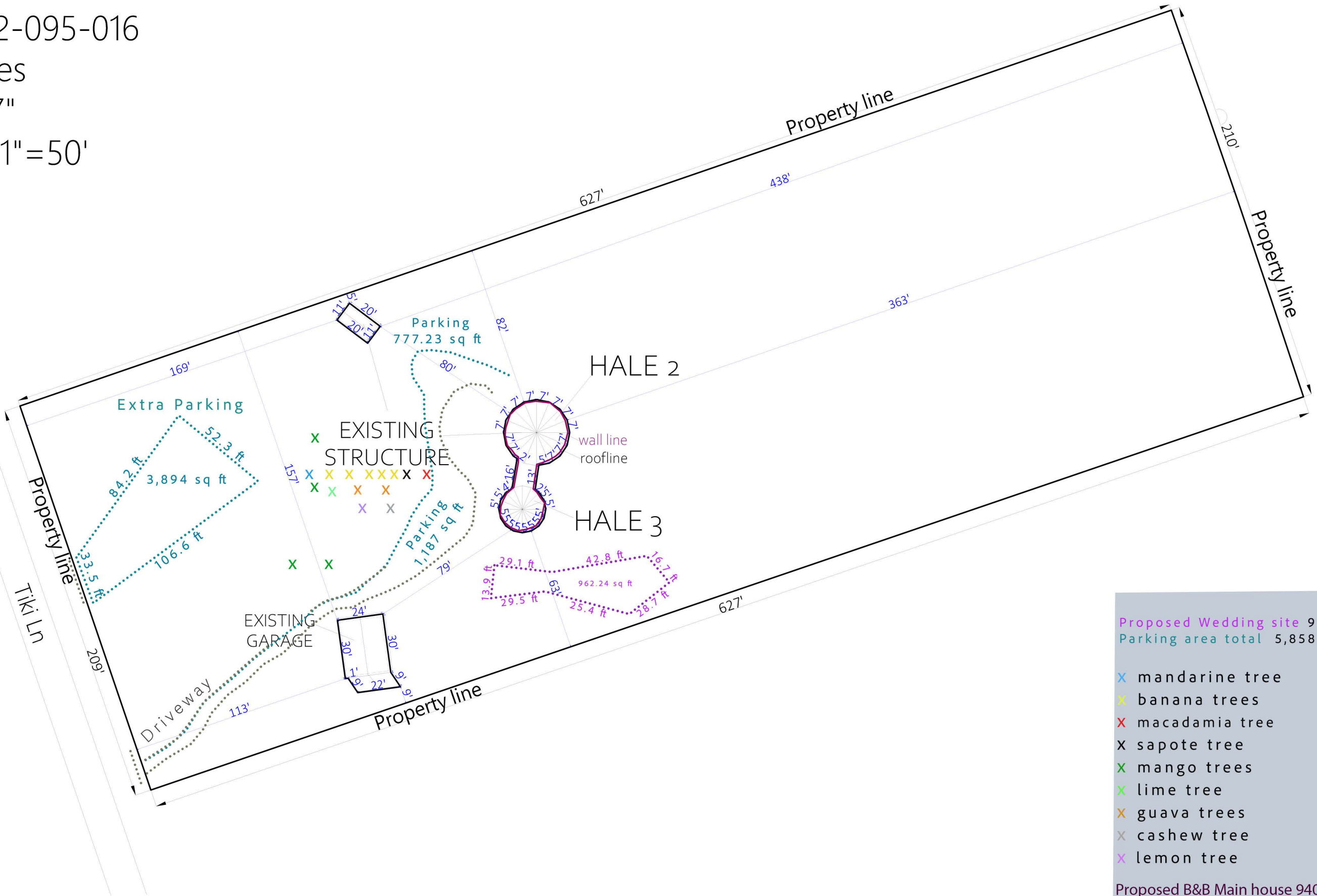
Address: 92-8486 Tiki Ln
Ocean View HI 96737

Parcel ID: 3-9-2-095-016

Lot area: 3 Acres

Plot Size: 11"x17"

Drawing scale: 1"=50'



Proposed Wedding site 962.24 sq ft
Parking area total 5,858.23 sq ft

- x mandarine tree
- x banana trees
- x macadamia tree
- x sapote tree
- x mango trees
- x lime tree
- x guava trees
- x cashew tree
- x lemon tree

Proposed B&B Main house 940 sq ft
Detached BDRM w/ bath 304 sq ft.



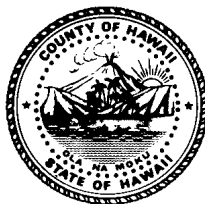
FLOOR 1



DETACHED GUEST HOUSE

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director



Diane Nakagawa
Finance Director

Aaron K. H. Brown
Deputy Director

County of Hawai'i

DEPARTMENT OF FINANCE - REAL PROPERTY TAX

Aupuni Center • 101 Pauahi Street • Suite No. 4 • Hilo, Hawai'i 96720-4679 • Fax (808) 961-8415
Appraisers (808) 961-8354 • Clerical (808) 961-8201 • Collections (808) 961-8282
West Hawai'i Civic Center • 74-5044 Ane Keohokalole Hwy. • Bldg. D, 2nd Flr. • Kailua Kona, Hawai'i 96740
Fax (808) 327-3538 • Appraisers (808) 323-4881 • Clerical (808) 323-4880

Date: 12/31/25

Tax Map Key: 3-9-2-095-016

To: Planning Director

From: Real Property Tax Office

Subj: Request for Comments and/or Review

Comments from the Appraisal Section:

- ☐ Property is receiving agricultural use value
- ☐ Property is dedicated to agricultural use
- ☐ Possible rollback taxes
- ☒ There are no comments at this time

Remarks: _____

Appraiser to Contact: Dylan Silva

Phone: 808-961-8302

Comments from the collection section:

- ☐ Status of real property taxes:
- ☐ Current
- ☒ Delinquent / Amounts \$ 8.96
Amount includes tax, penalty & interest up to _____

Remarks: Balance left for the first installment of 2025.

Collection personnel to contact: Karen Visaya, Tax Clerk

Phone: 808-961-8290



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

MEMORANDUM

DATE: December 31, 2025

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

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Permit Application (PL-SPP-2025-000111)
Applicant: Laura and David Olson, Calla Peltier-Olson
Request: To Allow a One-Bedroom Bed and Breakfast and Small
Intimate Wedding Venue
TMK: 9-2-095:016 Ocean View, Hawaii

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. The purpose of these guidelines is to provide interpretation of the Department of Health's Administrative Rules, Title 11, Chapter 50, Food Safety Code, as it pertains to Bed and Breakfast operations.
2. A "Bed and Breakfast" establishment where food is served to no more than six guests, so long as the person in charge obtains food protection certification pursuant to section HAR 11-50-20(c), food operations are limited to those risk categories enumerated in section 11-50-7(e)(1)-(4) (receiving; coldstorage, holding, preparation, thawing, hot storage, holding, preparation, and thermal processing) and signage, with lettering no

smaller than one inch in height, remains posted at the entrance to the kitchen within the home notifying any consumer that the food served is "Made in a home kitchen not routinely inspected by the Department of Health" shall be exempt from the provisions of this chapter except that they shall remain subject to inspection.

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.



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720

Hilo Office (808) 961-8331 • Fax (808) 961-8410

Kona Office (808) 323-4720 • Fax (808) 327-3509

January 7, 2026

TO: Moses Ramos-Kia Tupua
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT:

Special Permit Application (PL-SPP-2025-000111)

Applicant: Laura and David Olson, Calla Peltier - Olson

Owner: Laura and David Olson, Calla Peltier - Olson

Request: To Allow a One-Bedroom Bed and Breakfast and Small Intimate
Wedding Venue

TMK: (3) 9-2-095:016

This is to inform you that our records on file, relative to the status of the subject
discloses that:

- ☐ No Building permit was issued for work done on the premises.
- ☐ No building permit was issued for the change of occupancy.
- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
- ☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- ☐ The following violations(s) still outstanding:
 - ☐ Building
 - ☐ Electrical
 - ☐ Plumbing
 - ☐ Sign
- ☒ Others: All new construction shall comply with current Hawaii County Codes

This status report reflects Building Division records only and does not include information from other agencies.

Should you have any questions regarding matters contained herein, please feel free to contact Chris Domino at phone no. (808) 323-4720

Planning Dept.
Exhibit 4

From: [David Breskin](#)
To: [Ramos-Kia Tupua, Moses \(Moke\)](#)
Cc: [REDACTED]
Subject: PL-SPP-2025-000096
Date: Monday, September 15, 2025 3:25:06 PM

Aloha Moses,

This is in regard to the recent application of our neighbors David and Laura Olson for a small wedding venue on Tiki Lane, Ocean View. The Olson's live 3 acres to the north of our property and we welcome the business that has been applied for. They are very conscientious and it will add value to the neighborhood. Thank you for your attention in this matter and contact us if there is anything further we can assist with.
David and Barbara Breskin

Aloha!

Oct. 6, 2025

To Hawaii County Planning Dept.

Regarding: Notice of Proposed Special Use Permit at
92-8486 Tiki Lane, Ocean View Hawaii 96737

Tax Map Key (3) 9-2-095:016 Application # PL-SPP-2025-000096

My health is not well and I don't have Zoom, so
please accept this written testimony.

I oppose this application for a Special Use Permit.
This property borders my 4 acres directly, so it could
impact me the most. My reasons for opposing are:

- ① It's not right to O.V. subdivision owners to add more
cars to Tiki Lane which is already in bad shape.
- ② Special Use Permits are not compatible with this
subdivision and are frequently abused.
- ③ It's not believable that only 10 people will attend
a wedding, or only 10-12 events a year or
event hours ending by 6:00 pm.
- ④ Their unspecified 'events' could morph into
all sorts of undesirable activity

Thanks for hearing me out, DAMIAN A. EATINGER
Damian A. Eater

DAMIAN EATINGER
PO BOX 7265
Ocean View Hawaii 96737

HONOLULU HI 967
8 OCT 2025 PM 2 L



1775 ★



Flaui County Planning Dept. Windward Planning Commission
101 Palahi ST. Suite 3
Hilo Hawaii 96720
REGARDING Application # PL-SPF-2025-000096
Proposed SUP

COMPANION DEPT
OCT 10 2025 PM 2:35

96720-422403



Oct. 16, 2025

RE: Notice of Proposed Special Use Permit at
92-8486 Jibi Lane, Ocean View Hawaii 96737
Tax Map Key (3) 9-2-095:016

REC'D BY MAIL

To: Hawaii County Planning Dept.

COH PLANNING DEPT
OCT 20 2025 PM 2:22

Aloha, after reconsidering and meeting with
Laura Olson, I want to reverse my earlier
opposition to the proposed S.V.P. I now
support their request and wish them luck in
their wedding business.

I no longer have concerns over possible problems.
I think they'll be an asset to the Ocean View
community.

Again, thanks for listening and giving our
community a voice in these matters.

DAMIAN A. EATINGER

Damian A. Eatinger

DAMIAN EATINGER
POB 7265
Ocean View Hawaii
96737

Hawaii County Planning Dept.
Windward Planning Commission
101 PAVAH ST. Suite 3
Hilo Hawaii 96720

RE: Proposed SUP, Application # PL-SPP-2025-000096

CHI PLANNING DEPT
OCT 20 2025 PM 2:23

9672084224 0021

