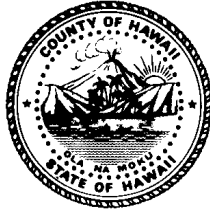


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Dean Au, Chair
Donna "Kinuko" Noborikawa, Vice Chair
Alexandria "Lexie" Ayers
Rebecca "Kawehi" Inaba
Shawn "Kele" Makaiau
Armando Rodriguez

Ke Komikina Ho'olālā Komohana, Kalana 'o Hawai'i

County of Hawai'i

LEEWARD PLANNING COMMISSION

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

AMENDED AGENDA

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Leeward Planning Commission of the County of Hawai'i at a regular meeting in accordance with the provisions of Chapters 91 and 92, Hawai'i Revised Statutes, Section 6-7.5(a) of the Charter of the County of Hawai'i and Planning Commission Rules of Practice and Procedure.

DATE: Thursday, July 16, 2026

TIME: 9:30 a.m.

LOCATION: West Hawai'i Civic Center, Council Chambers, Building A
74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai'i

Public Participation: This is an in-person meeting, and the Leeward Planning Commissioners will participate in person. The primary way to view or testify at this meeting is in-person; however, as a courtesy to the public, the Commission provides the following additional ways to view or testify remotely at this meeting.

Optional Alternative to Provide Remote Oral Testimony: The public has the option to provide verbal testimony at the meeting by joining Zoom. To provide verbal testimony via Zoom, please use the link below to register prior to the meeting:

<https://www.zoomgov.com/meeting/register/pJWqo0pTTVCValmt1idiZA>

Optional Alternative to View Meeting:

https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view_as=subscriber

Please note, as this is an in-person meeting, the hearing may proceed if the Zoom and/or YouTube connections fail.

Submitting Written Testimony: To ensure timely delivery to Commissioners prior to the meeting, written testimony should be submitted no later than 4:30 p.m. on Monday, July 13, 2026, by: (1) email to LPCtestimony@hawaiiicounty.gov; (2) mail to the Leeward

Planning Commission at 101 Pauahi Street, Suite 3, Hilo, Hawai'i or (3) drop-off at the Planning Department offices in Hilo at the address above or Kona at 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai'i. If you are submitting written testimony at the meeting, provide twelve (12) copies. All written testimony, regardless of time of receipt, will be made part of the permanent record. Please submit separate testimony for each item.

Meeting Materials/Board Packet: Pursuant to Hawai'i Revised Statutes Section 92-7.5, the meeting materials provided to the commission is available for public inspection three business days before the meeting date during regular business hours at the Planning Department offices in Hilo and Kona and by clicking 'Board Packets' at the following Planning Department website link: www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications. This information can also be requested by sending an email to LPCtestimony@hawaiicounty.gov or by calling (808) 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of June 18, 2026, and corrected April 23, 2026, Leeward Planning Commission Minutes.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Members of the public may provide public testimony regarding any agenda item now or at the time the agenda item is called to order.

NEW BUSINESS

1. APPLICANT: SANGWOOK LEE. (PL-USE-2026-000045)

Application for a Use Permit to establish a one (1)-bedroom bed and breakfast within an existing three (3)-bedroom dwelling on a 10,125-square foot property within the State Land Use Urban District. The subject property is located west (makai) side of Ama'ama Street, 90 feet north of its intersection with Ka'iminani Drive, Kona Palisades, Kona, Hawai'i, TMK: (3) 7-3-035:036.

2. APPLICANT: KONA KAI, LLC (PL-SPP-2025-000109)

Application for a Special Permit to expand an existing agricultural tourism operation onto an adjacent parcel with new offerings, including farm-to-table culinary experiences, agricultural- and cultural-based experiences, and overnight accommodations for up to 19 guests per night. The subject properties are located at 75-5783 and 75-5785 Pikake Place, approximately 210 feet north of its intersection with Nani Kailua Drive, Keopu 3rd and Hienaloli 6th, North Kona, Hawai'i, TMK: (3) 7-5-011:014 & :042.

3. INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000017)

Bill 154, an ordinance amending Chapter 25 (Zoning), Articles 1, 5, and 7 of the Hawai'i County Code 1983 (2016 Edition, as amended), relating to commercial parking lots and garages by revising the definition of commercial parking lots and garages, removing such uses from permitted uses within the zoning code, and establishing nonconforming use provisions for existing commercial parking lots and garages.

OLD BUSINESS

4. INITIATOR: COUNTY COUNCIL (PL-CCI-2026-00016)

Bill 147, an ordinance amending Chapter 2 (Administration), Article 7 and Chapter 25 (Zoning), Article 1, Article 2, Article 4, Article 5 and Article 7 of the Hawai'i County Code (2016 Edition, as amended), relating to transient accommodations; repealing Sections 25-4-7 and 25-4-16 through 25-4-16.3, repealing existing provisions relating to bed and breakfast establishments and short-term vacation rentals; and establishing a new regulatory framework for transient vacation rentals, including bed and breakfast uses, with provisions relating to permitted uses, permitting, enforcement, and operational standards

PLANNING DIRECTOR'S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for June 2026.

AGENDA ITEMS FOR THE NEXT MEETING

The Commissioners will comment on matters not on the current agenda, for consideration for the Commission's next meeting.

ANNOUNCEMENTS

The Leeward Planning Commission's next regular meeting is scheduled for Thursday, August 20, 2026, at the County Council Chambers in Kona and the public can also testify via Zoom. The date and venue of the meeting are subject to change.

ADJOURNMENT

Contested Case Procedure: Pursuant to PC Rule 4, Contested Case Procedure, of the County of Hawai'i Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on Agenda Item Nos.1 and 2 above is required to file a written request which must be received by the office of the Planning Department no later than seven (7) calendar days prior to the Planning Commission's first public meeting on the matter. Such written request shall conform with the PC Rule 4-6(a), relating to Prehearing Procedure on a form as provided by the Planning Department entitled "Petition for Standing in a Contested Case Hearing." The notarized petition form and a filing fee of \$200 shall be submitted online via County of Hawai'i Electronic Processing and Information Center (EPIC) at the following website: <https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home>

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist {Article 15, Section 2-91.3(b), Hawai'i County Code}. A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." {Article 15, Section 2-91.3(a)(6), Hawai'i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, 25 Aupuni Street, Room 1402, Hilo, Hawai'i 96720.

Anyone who requires an auxiliary aid or service, or other accommodation due to a disability, please contact the Planning Department at (808) 961-8288 or LPCtestimony@hawaiiicounty.gov as soon as possible. If a request is received later than five working days prior to the meeting date, we will try to obtain the auxiliary aid/service or other accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Hawai'i County is an Equal Opportunity Provider and Employer

LEEWARD PLANNING COMMISSION
Dean Au, Chairperson

(Hawai'i Tribune Herald: Friday, June 19, 2026; Amended July 6, 2026)

(West Hawai'i Today: Friday, June 20, 2026; Amended July 6, 2026)